

Locking Road, Weston-Super-Mare, Somerset. BS23 3HL

Offers in Region of £275,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Don't be deceived by the modest exterior—this charming older-style home has so much more to offer than first meets the eye. The property welcomes you with a entrance hallway that leads into a lounge, perfect for relaxing at the end of the day. The lounge seamlessly opens into a dining room, creating an ideal setting for both everyday living and entertaining guests.

Double doors from the dining area lead directly out to the garden, giving natural light and providing a lovely connection between indoor and outdoor living. The kitchen offers ample storage and workspace, while a separate utility area keeps laundry and household chores neatly tucked away. A downstairs cloakroom adds extra convenience for guests. Upstairs, you have three well-proportioned bedrooms offering comfortable accommodation for families, couples, or those working from home. The main bathroom is a great size and features a corner bath. Additional benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round. The property also offers off-street parking—an increasingly valuable asset—and a nicely sized private garden, perfect for children, pets, or simply enjoying a sunny afternoon.

But what truly sets this home apart is what awaits outside. Hidden at the back of the garden is a real gem—an outdoor cinema room and bar area. Whether you're hosting summer gatherings, family movie nights, or relaxed weekends with friends, this unique space takes entertaining to the next level. It's the ultimate retreat, offering the feel of a private getaway right in your own backyard. This is more than just a house—it's a home full of surprises, character, and lifestyle potential. Early viewing is highly recommended to fully appreciate everything it has to offer.

FEATURES

- WALK THROUGH VIDEO TOUR AVAILABLE
- Older style semi-detached house
- 3 bedrooms
- Lounge and dining room
- Outside cinema room and bar
- Kitchen and utility area
- Cloakroom
- Off street parking for 2 vehicles
- Roof overhauled in 2019 with a 10 year guarantee
- EPC-D



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Stairs to the first floor, doors to living room and dining room, opening to kitchen

Living room:

4.18m x 3.46m (13' 9" x 11' 4") Double glazed bay window, radiator, open plan to the dining room

Dining room

4.27m x 2.96m (14' 0" x 9' 9") Built in storage units, radiator, double glazed double doors to the garden

Kitchen:

3.02m x 2.52m (9' 11" x 8' 3") Sink unit, floor and wall units, breakfast bar, double glazed window, extractor hood, double opening doors to the utility room

Utility room:

2.13m x 1.88m (7' 0" x 6' 2") Plumbing for washing machine, double glazed window, door to the cloakroom

Cloakroom:

WC, wash hand basin, double glazed window,

First floor landing

Bedroom 1:

5.11m x 3.35m (16' 9" x 11' 0") Radiator, double glazed window

Bedroom 2:

4.29m x 3.57m (14' 1" x 11' 9") Radiator, double glazed window

Bedroom 3:

2.76m x 2.76m (9' 1" x 9' 1") Radiator, double glazed window

Bathroom:

Corner bath, WC, wash hand basin, radiator, double glazed window

OUTDOOR CINEMA ROOM AND BAR:

Cinema Room:

4.03m x 2.99m (13' 3" x 9' 10") Double doors open from the garden into the cinema room, which has cinema seats, opening to the bar area.

Bar area:

2.95m x 2.30m (9' 8" x 7' 7") Wooden bar, double glazed window, door to the garden

Rear garden:

A nice size garden that gets the afternoon sun....the garden has 2 decked areas, a good size artificial lawn area, and has the Cinema room/Bar at the end of the garden

Parking:

2 off street parking spaces



FLOORPLAN & EPC

