

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

£550,000 Freehold

FOR SALE



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**HOUSE FOX**  
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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... \* Six Bedroom House + Two Bedroom Coach House with Double Garage \* A rare opportunity to purchase a substantial and highly versatile property situated on the sought-after Locking Road in Weston-super-Mare. This impressive home offers extensive accommodation across both the main residence and a separate coach house, making it ideal for large families, multigenerational living, or those seeking potential investment opportunities. The main house boasts six well-proportioned bedrooms and six bathrooms, offering comfort and convenience for every member of the household. The layout is thoughtfully arranged, with four bedrooms on the first floor, one currently being used as an office and one other bedroom on the top floor, and on the ground floor a further bedroom being used as a lounge. The heart of the home is the spacious open-plan living room and dining area, which flows seamlessly into the fully-equipped kitchen, creating an ideal space for entertaining and family gatherings. To the rear of the property, you'll find a charming and self-contained coach house featuring two bedrooms, two bathrooms, a comfortable living room, and a modern kitchen. In addition, the coach house includes a generous double garage, adding valuable storage or secure parking options. Externally, the property offers off-road parking and benefits from eco-conscious features including an electric car charging point, owned solar panels, and a HIVE-controlled heating system for smart, energy-efficient living. Conveniently located close to a range of local amenities, schools, and excellent transport links, this property is perfectly positioned for both daily life and commuting.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Substantial Semi Detached House + Coach House
- Six Bedrooms in Main House and Two Bedrooms in Coach House
- Double Garage & Driveway
- Six En Suites in Main House
- Two Bathrooms in Coach House
- Fully Owned Solar Panels and HIVE Controlled Heating System
- Close to Local Amenities and Transport Links
- Open Plan Living Room/Dining Room
- EPC - C





ROOM DESCRIPTIONS

<p><b>* Main House *</b></p>	<p><b>En Suite Five</b></p> <p>Fully enclosed shower with fitted shower attachment, low level WC and wash hand basin</p>
<p><b>Entrance</b></p> <p>Access via main front door opening through to;</p>	<p><b>Stairs Rising to Top Floor</b></p>
<p><b>Entrance Porch</b></p> <p>7' 7" x 6' 10" (2.31m x 2.08m)Substantial UPVC double glazed obscure door opening through to;</p>	<p><b>Bedroom Six/Study</b></p> <p>11' 11" x 14' 1" (3.63m x 4.29m)UPVC double glazed window to rear aspect, radiator and door through to;</p>
<p><b>Entrance Hallway</b></p> <p>With UPVC double glazed window to side aspect, radiator, doors to living room/dining room and also downstairs bedroom, under stair storage cupboard, You also have stairs rising to first floor landing.</p>	<p><b>En Suite Six</b></p> <p>Fully enclosed shower with fitted shower attachment, low level WC and wash hand basin</p>
<p><b>Downstairs Bedroom ( Bedroom One )Also a Living Room</b></p> <p>11' 6" x 12' 7" (3.51m x 3.84m)This room can also be used as a separate living room. It includes UPVC double glazed acoustic glass windows to front aspect, radiator, feature fireplace and door through to;</p>	<p><b>* Coach House *</b></p>
<p><b>En Suite For Bedroom One</b></p> <p>Fully enclosed shower with fitted shower attachment, low level WC and wash hand basin</p>	<p><b>Entrance</b></p> <p>Main front door opening into;</p>
<p><b>Living Room/Dining Room</b></p> <p>21' 9" x 12' 9" (6.63m x 3.89m)UPVC double glazed windows to rear aspect, radiator and space for living room furniture and dining room table</p>	<p><b>Living Room</b></p> <p>9' 7" x 12' 6" (2.92m x 3.81m)UPVC double glazed window to side aspect radiator and door through to;</p>
<p><b>Kitchen</b></p> <p>8' 0" x 19' 0" (2.44m x 5.79m)UPVC double glazed window and door to rear aspect and access out to court yard, range of wall and base units inset sink and drainer with mixer taps over, and five burner "Rangemaster" style cooker with extractor fan above. Space and plumbing for washing machine and also a dishwasher and tumble dryer if required. Cupboard housing boiler, radiator.</p>	<p><b>Inner Hallway</b></p> <p>Door to all downstairs rooms, radiator and stairs rising to first floor landing.</p>
<p><b>* Stairs Rising to First Floor Landing *</b></p>	<p><b>Kitchen/Dining Room</b></p> <p>8' 10" x 16' 11" (2.69m x 5.16m)UPVC double glazed window to courtyard aspect, range of wall and base units inset sink and drainer with mixer taps over, space for fridge/freezer, space and plumbing for washing machine and dish washer, integrated gas hob with oven under and extractor fan above, radiator and space for dining table.</p>
<p><b>First Floor Landing</b></p> <p>Doors to four bedrooms and stairs rising to top floor</p>	<p><b>Downstairs Shower Room</b></p> <p>Fully enclosed corner shower with shower attachment, low level WC, vanity wash hand basin, heated towel rail and storage area.</p>
<p><b>Bedroom Two</b></p> <p>12' 9" x 12' 9" (3.89m x 3.89m)UPVC double glazed windows to front aspect, radiator and door through to;</p>	<p><b>Stairs Rising to First Floor</b></p>
<p><b>En Suite For Bedroom Two</b></p> <p>Fully enclosed shower with fitted shower attachment, low level WC and wash hand basin</p>	<p><b>First Floor Landing</b></p> <p>Double glazed sky light, storage cupboards and access to all upstairs rooms</p>
<p><b>Bedroom Three</b></p> <p>10' 10" x 10' 2" (3.30m x 3.10m)UPVC double glazed window to rear aspect, radiator and sliding door through to;</p>	<p><b>Bedroom</b></p> <p>10' 10" x 14' 0" (3.30m x 4.27m)UPVC double glazed window to front aspect, radiator and built in wardrobes.</p>
<p><b>En Suite For Bedroom Three</b></p> <p>Fully enclosed shower with fitted shower attachment, low level WC and wash hand basin, this one also features a UPVC double glazed window to side aspect.</p>	<p><b>Bedroom</b></p> <p>6' 6" x 9' 7" (1.98m x 2.92m)Split level room with UPVC double glazed window to front aspect, radiator.</p>
<p><b>Bedroom Four</b></p> <p>8' 6" x 11' 11" (2.59m x 3.94m)UPVC double glazed window to rear aspect, radiator and sliding door through to;</p>	<p><b>Bathroom</b></p> <p>Low level WC, wash hand basin and panelled bath with shower screen and shower over, heated towel rail.</p>
<p><b>En Suite Four</b></p> <p>Fully enclosed shower with fitted shower attachment, low level WC and wash hand basin</p>	<p><b>Double Garage</b></p> <p>18' 4" x 16' 11" (6.59m x 5.16m)Electric up and over 'Hormann' garage door, the boiler for the coach house is also housed in here.</p>
<p><b>Bedroom Five</b></p> <p>9' 8" x 9' 10" (2.95m x 3.00m)UPVC double glazed window to front aspect, radiator and door through to;</p>	<p><b>Parking</b></p> <p>Private courtyard parking</p>





## FLOORPLAN & EPC

