

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

£400,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Ideally located within a comfortable 10–15 minute walk of the seafront and a wide range of shops, restaurants, cafés and bars, this impressive and substantial Victorian property offers a rare opportunity to acquire a highly versatile home in an extremely convenient position. Currently operated as a Bed & Breakfast, the property would equally suit use as a large family residence or, subject to the necessary planning consents, could be adapted for use as a House in Multiple Occupation (HMO), making it attractive to both owner-occupiers and investors alike.

The property has been meticulously maintained and is presented in immaculate condition throughout, with accommodation arranged to provide excellent flexibility and generous room proportions. The ground floor comprises an entrance porch leading into a welcoming hallway, a spacious 19ft living room enjoying direct access onto the rear garden, a well-appointed kitchen, a utility room, and a bathroom. In addition, there is a ground-floor bedroom with en-suite facilities, a further bedroom (currently bedroom six), and an additional sitting room with doors opening onto the garden, making this level ideal for guests, extended family living or multi-generational use.

To the upper floor, the accommodation continues with four well-proportioned bedrooms and four bathrooms, two of which are en-suite, providing excellent privacy and convenience for occupants or guests. The layout allows for a variety of configurations depending on individual requirements, whether continuing as a hospitality business or reconfiguring as a private residence.

Further benefits include gas central heating and double glazing throughout. Externally, the property boasts an enclosed garden offering a pleasant and private outdoor space, along with useful side access. Off-street parking is available for up to three vehicles, a particularly valuable feature in this sought-after location. Overall, this is a truly adaptable and substantial Victorian home, offering an exceptional level of flexibility and potential, and capable of accommodating a wide range of lifestyle or investment uses.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Large semi-detached house
- Currently a Bed & Breakfast
- With necessary planning could be a great HMO
- 6 bedrooms
- 6 bathrooms
- Off street parking for 3 vehicles
- Immaculate condition
- Good size lounge/diner



## ROOM DESCRIPTIONS

### Main front door to the porch

### Porch:

Door to the hallway

### Hallway:

Stairs to the first floor, understairs cupboard, door to the inner hallway

### Inner hall:

Door to the utility room, door to the living room

### Utility room:

1.97m x 1.75m (6' 6" x 5' 9") Plumbing for washing machine, space for tumble dryer, sink unit, double glazed window, floor and wall units

### Living room:

5.96m x 3.98m (19' 7" x 13' 1") Fire surround, radiator, cupboards, door to the kitchen, double glazed door to the garden

### Kitchen:

4.95m x 2.76m (16' 3" x 9' 1") Sink unit, a range of floor and wall units, extractor hood, double glazed window, door to the garden, door to the rear hallway

### Rear hallway:

Doors to the sitting room, bedroom 6 and bathroom

### Sitting room:

3.83m x 3.20m (12' 7" x 10' 6") Radiator, double glazed double doors to the garden

### Bathroom:

Walk in shower cubicle, WC, wash hand basin, heated towel rail, double glazed window

### Bedroom 6:

2.80m x 2.64m (9' 2" x 8' 8") Radiator, wardrobes, double glazed window

### Bedroom 3;

2.80m x 2.64m (9' 2" x 8' 8") Wardrobes, radiator, double glazed window

### En-suite to bedroom 3:

Shower cubicle, wash hand basin, WC, heated towel rail, double glazed window

### First floor landing:

Doors to the bedrooms and bathrooms

### Bedroom 1:

4.05m x 2.60m (13' 3" x 8' 6") Radiator, double glazed window

### Bedroom 2:

3.24m x 3.11m (10' 8" x 10' 2") Radiator, double glazed window, door to en-suite

### En-suite to bedroom 2:

Shower cubicle, wash hand basin, WC, heated towel rail

### Bedroom 4

3.53m x 3.00m (11' 7" x 9' 10") Double glazed window, radiator, door to ensuite shower room

### En-suite to bedroom 4:

Shower cubicle, wash hand basin, WC, double glazed window

### Bedroom 5:

4.31m x 2.97m (14' 2" x 9' 9") Double glazed bay window, radiator, door to the en-suite

### Shower room 1:

Shower cubicle, WC, wash hand basin, double glazed window, heated rail

### Shower room 2:

Shower cubicle, WC, wash hand basin, double glazed window, heated towel rail

### Rear garden:

Artificial grass, shrub and flower borders, tiled patio area, door to the outside storage shed

### Parking to the front:

Space for 3 vehicles







## FLOORPLAN & EPC

