



81 Locking Road, Weston-super-Mare, North Somerset, BS23 3DW



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£425,000

This unique property excellently situated in a convenient, level location on Locking Road in Weston-super-Mare. The freehold building is currently operating as a nine-bedroom residential care home however is due to close and is therefore being sold with vacant possession. The property is a terraced, three-storey, period property that offers an exciting opportunity for redevelopment, subject to obtaining the necessary planning permission and building regulation approval. A standout feature of this property is the private driveway, which provides valuable off-street parking—a practical convenience which is useful in this area. The property also includes a rear garden, offering outdoor space for various uses. Located within reach of local amenities, this property strikes a balance between urban accessibility and redevelopment potential. Shops and schools are nearby, plus Weston-super-Mare's town centre, the golden seafront and popular beach. The property's location is easily accessible for commuters; the nearby Junctions 21 and 22 provide easy access to the M5 motorway, Weston train station offers excellent transport links to most major towns and cities, and the nearby bus service provides connection to most areas of the town and outlying districts. Whether you're considering residential or commercial possibilities, the options are wide open. An advantage worth noting is that this property is sold with no onward chain and vacant possession. Commercial EPC rating C62, Business Rates may apply.

- A former nine bedroom residential care home
- A terraced three storey, freehold, period property
- An exciting opportunity for redevelopment subject to planning permission and building regulation approval
- A private driveway providing valuable off-street parking
- Rear garden
- Within reach of local amenities
- Sold with the benefit of no onward chain and vacant possession





Accommodation

Entrance Vestibule

Hallway

Doors to ground floor rooms, under stairs storage cupboard, two radiators, ceiling lights.

Cloakroom

Low level W/C, wash hand basin, ceiling light.

Utility / Laundry Room

Tiled flooring, space and plumbing for appliance, 'Belfast' style sink, ceiling light.

Living Room

UPVC double glazed bay style window, fireplace and back boiler, radiator, wall and ceiling lights.

Sitting Room

Opening to dining area, radiator, wall and ceiling lights.

Dining Room

Wood effect vinyl flooring, UPVC double glazed doors to rear garden, radiator, skylight and ceiling light, door to kitchen.

Kitchen

Tiled flooring, a range of wall and floor units, two stainless steel sinks, five-burner cooker, space for appliances, wall mounted boiler, timber framed single glazed window, door to study, ceiling lights.

Office / Study

Wood effect laminate flooring, UPVC double glazed door to rear, built-in storage cupboard, ceiling light.

Stairs Rising from Hallway to First Floor Landing

First Floor Landing

Cloakroom One

Low level W/C, double glazed window, wash hand basin, ceiling light.

Shower Room One

Shower Room Two

Cloakroom Two

Room One

Room Two

UPVC double glazed window, radiator, wash hand basin over vanity unit, ceiling light.



Room Three

UPVC double glazed window, ceiling light.

Room Four

Double glazed bay style window to front, built-in storage, wash hand basin over vanity unit, radiator, ceiling light.

Room Five

Aluminium double glazed window, radiator, wash hand basin, ceiling light.

Stairs Rising to Second Floor Landing**Second Floor Landing****Cloakroom**

Low level W/C, wash hand basin, extraction fan, ceiling light.

Shower Room

Shower and shower curtain, ceiling light.

Room Six**Room Seven**

UPVC double glazed window, radiator, wash hand basin, ceiling light.

Room Eight

UPVC double glazed window, vinyl flooring, fitted hanging rail, wash hand basin, radiator, ceiling light.

Room Nine

UPVC double glazed window, fitted hanging rail and wardrobe, wash hand basin, radiator, ceiling light.

Outside**Front**

A concrete driveway providing valuable off-street parking, enclosed by stone walling.

Rear

An enclosed rear garden mostly laid to slab patio.

Please Note

To the rear of the building, there is a pathway with gated access to the neighbouring properties that have a right of access through the garden.

Tenure

Freehold.

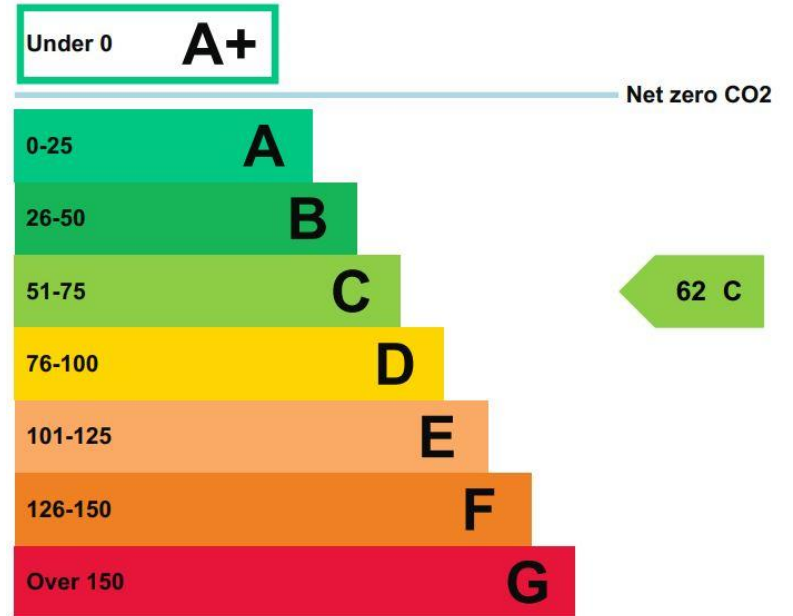
Tenure

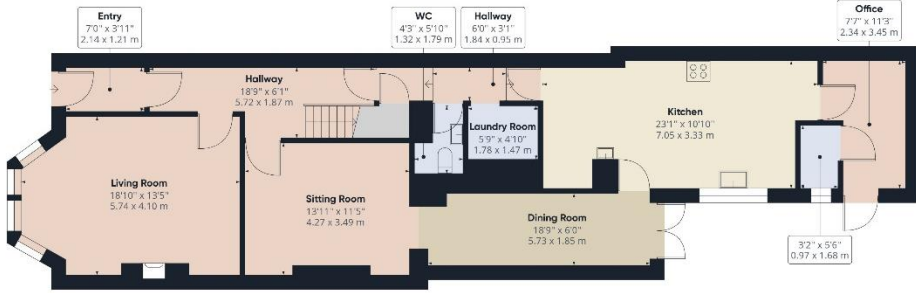
Mains gas, electricity, water and drainage.



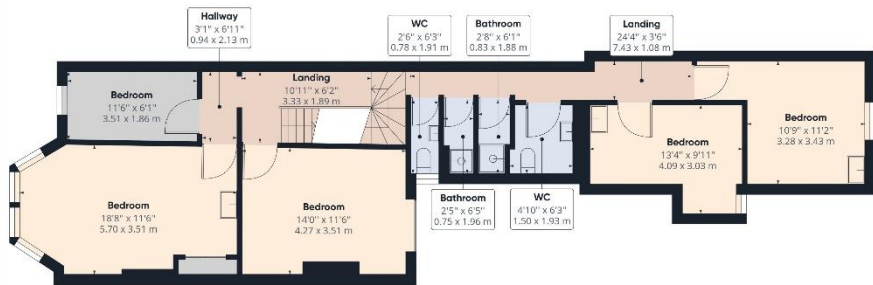




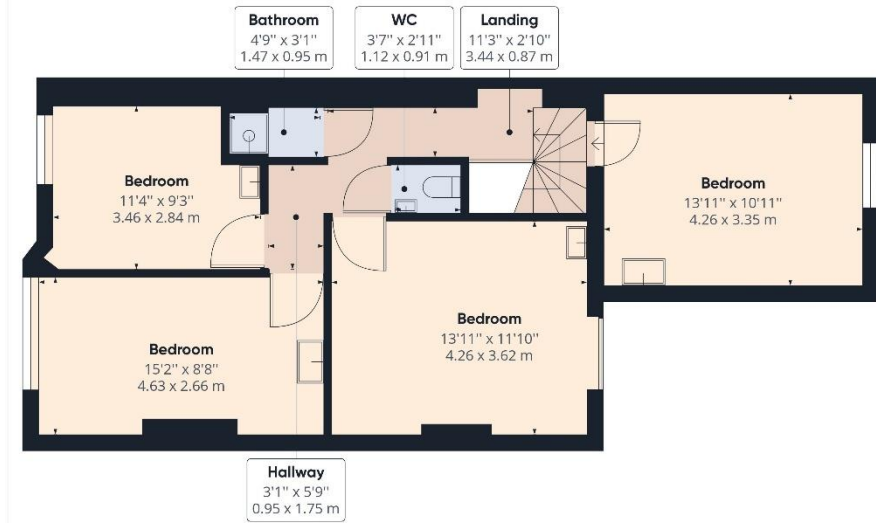




Approximate total area⁽¹⁾
 1073.57 ft²
 99.74 m²



Approximate total area⁽¹⁾
 953.17 ft²
 88.55 m²



Approximate total area⁽¹⁾
 654.74 ft²
 60.83 m²

Floor 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

(1) Excluding balconies and terraces

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GIRAFFE 360



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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