



10 Anson Road
Locking, Weston-super-Mare, BS24 7DE

Robin King | Estate Agents

10 ANSON ROAD, LOCKING, WESTON-SUPER-MARE, BS24 7DE

Well presented 4 bedroom semi detached family home including 1 downstairs ensuite bedroom, with enclosed rear garden, driveway parking and a garage in a popular residential location convenient for access to excellent nearby amenities

APPROX 1,254 WELL BALANCED ACCOMMODATION • POPULAR RESIDENTIAL LOCATION CONVENIENT FOR LOCAL AMENITIES • IN CATCHMENT FOR LOCKING PRIMARY SCHOOL AND WINTERSTOKE ACADEMY • MAINLINE RAILWAY SERVICES WITHIN 4 MILES AT EITHER WORLE OR WESTON-SUPER-MARE STATIONS • BRISTOL AIRPORT 12.4 MILES • ACCESS TO M5 WITHIN 4.4 MILES (JCT 21)

10 Anson Road has been the subject of a programme of refurbishment and extension, creating spacious, well balanced living accommodation including a superb kitchen/dining room plus a ground floor double bedroom with en-suite shower room.

The spacious sitting room overlooks the front garden and an electric “coal effect” fire provides a central focus to the room. The kitchen/dining room is a highlight of the property, featuring an extensive range of wall and base units with space for a washing machine, tumble dryer, fridge/freezer, dishwasher and a large range-style cooker. White metro wall tiles combine with the smartly tiled floor to give a contemporary finish and there is space at the far end for a good sized dining table.

Bi-fold wooden/glazed doors open onto the spacious family room and further accommodation beyond. Light floods through 2 Velux windows and the French doors opening onto the garden, making this a very pleasant place to sit and relax. A hallway from the family room leads to a downstairs cloakroom and onwards to a side door that can be used to provide a separate entrance to this part of the house, if required. Also off the family room is a generous double bedroom with an ensuite shower room, ideal for anyone with mobility issues, a dependent relative, or as a guest suite.

Upstairs there are 3 bedrooms, all with fitted wardrobes. There are 2 doubles and a good sized single bedroom, plus a family bathroom.

Outside – off the family room a gentle slope leads to the enclosed rear garden, which near the house is laid to flagstones for low maintenance, providing a great place for alfresco dining and entertaining. A large nearby wooden utility shed





includes a sink and plumbing for a washing machine, with space for a tumble dryer and fridge/freezer plus additional storage space. A neat wooden fence with a gate provides access to the main part of the garden which is mainly laid with astroturf for low maintenance. A gated side pathway leads around to the front of the house. The front garden is laid to lawn with a neat low picket fence and there is off-street parking for 3 cars in addition to the single garage in a nearby garage block.

Location - Locking was previously dominated by the RAF base and is currently undergoing an extensive programme of regeneration and development, creating new facilities and amenities in addition to those provided within a mile at Locking village. Close to the property are various childrens playgrounds and open spaces plus the newly-opened Parklands Educate Together Primary School, with senior schooling at Winterstoke Academy. Mainline railway services are within approx. 4 miles from either Worle or Weston-super-Mare stations and access to the M5 within 4.4 miles at Junction 21.



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

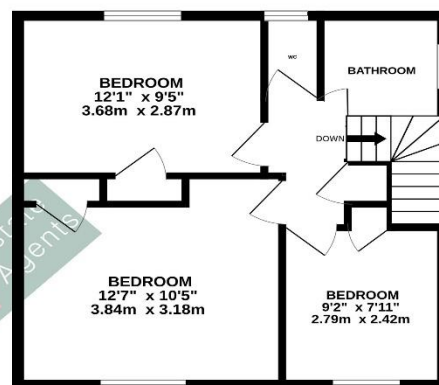
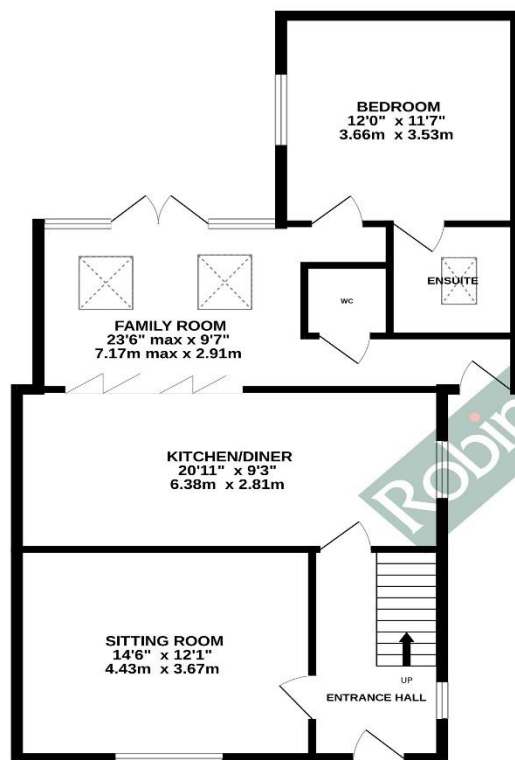
DIRECTIONS – Anson Road is situated on the former site of RAF Locking. Travelling on the A371, having passed the helicopter museum on your right continue over the roundabout and after approx. 0.8 miles at the traffic lights take the left turn onto Russell Road. Take the 2nd left onto Anson Road and continue past a parking bay on the left hand side, and number 10 is a little further along, on the right hand side. The garage is the 2nd from the right side in the block situated along the road almost opposite.

AGENT'S NOTE – A monthly service charge, currently £49.72 and reviewed annually, is payable to a management company for the upkeep and maintenance of common areas including the multiple children's parks, drainage and street lights. There is an on-site committee which helps decide how the money is allocated. Payments are collected 10 months of the year, the current annual amount is £497.25.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **Council Tax Band B** £1,527.86 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – All mains services are connected **EPC RATING** – D

GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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