



**'HOLLY LODGE', 54, LOCKING ROAD
WESTON-SUPER-MARE, BS23 3DN
£330,000**

Located in a level location within 1 mile of the Town Centre, Sea Front, Railway Station and other shopping, leisure and transport facilities.

An extended Semi Detached Property currently used as an established Guest House Business with 5 Letting Bedrooms (3 En Suite) and 3 Bedroom Owner's Accommodation. The flexible accommodation includes gas central heating, double glazing, off street parking and gardens and would be suitable for other uses (subject to obtaining any necessary consents)

Accommodation:
(with approximate measurements)

Entrance:
Front door with leaded inset to Entrance Vestibule with further door to:-

Hall:
Radiator. Staircase to First Floor.

Cloakroom:
Low level WC. Wash basin with tiled splashback. Understairs cupboard.

Dining Room:
16'4 x 14' (4.98m x 4.27m)
Bay window. Fireplace. Radiators. TV point. Coving. Ceiling rose.

Kitchen:
11'5 x 8'6 (3.48m x 2.59m)
Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Fitted double oven. 4-ring hob with extractor hood over. Tiled splashback. 'Worcester' gas fired boiler providing central heating and hot water. Door to:-

Conservatory:
9'8 x 8'7 (2.95m x 2.62m)
Radiator. Breakfast bar. Telephone point. Double glazed french doors to Rear Garden.

Inner Hall:
Staircase to First Floor.

Lounge:
13' x 11'5 (3.96m x 3.48m)
Radiator. TV point. Fitted cupboards.

Owner's Bedroom 1:
12'3 x 12' (3.73m x 3.66m)
Radiator. TV point. Door to:-

En Suite Bathroom:
Paneled bath, Low level WC. Pedestal wash basin. Cubicle with 'Creda' shower unit. Tiled splashback. Radiator.

First Floor Landing:

Bedroom 1:
12' x 11'8 (3.66m x 3.56m)
Radiator. 'Velux' window. En Suite Shower Room with cubicle, low level WC, wash basin and radiator.

Bedroom 2:
11'9 x 9' (3.58m x 2.74m)
Radiator. En Suite Shower Room with cubicle, low level WC, and wash basin.

Bedroom 3:
13'8 x 8'9 (4.17m x 2.67m)
Radiator. En Suite Shower Room with cubicle, low level WC, and wash basin.

Bedroom 4:
10'4 x 7'5 max (3.15m x 2.26m max)
Radiator. Vanity wash basin.

Bedroom 5:
9' x 8'6 max (2.74m x 2.44m x 1.83m max)
Radiator. Wash basin.

Shower Room:
(shared between rooms 4 and 5). Shower cubicle. Low level WC. Wash basin.

Owner's Bedroom 2:
12' x 7'7 (3.66m x 2.31m)
Radiator. TV point.

Owner's Bedroom 3:
11'4 x 9' max (3.45m x 2.74m max)
Radiator. TV point. Door linking into Bedroom 1 with potential to create a Family Suite.

Outside:
Off Street Parking at the front of the property for 4 cars plus a carport. Good size enclosed Rear Garden laid to lawn with patio. Timber sheds. Laundry.

Rateable Value:
£2,350.00

Council Tax:
Band A

Data Protection:
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering
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