

Ashcombe Park Road, Milton, Weston-Super-Mare, Somerset.

BS23 2YE

£365,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Nestled in the sought-after Milton locality, just a stone's throw away from Ashcombe Park, stands this meticulously maintained semi-detached Victorian residence.

Its charming exterior welcomes you into a haven of family-friendly living. Step inside to discover a thoughtfully laid-out interior boasting a spacious hallway, a cozy lounge adorned with a striking central fireplace, an elegant dining room perfect for gatherings, and a kitchen seamlessly connected to a delightful breakfast area. The accommodation further comprises three generously sized double bedrooms, complemented by a delightful bathroom and a convenient cloakroom.

Beyond the main dwelling lies an outdoor utility room for added practicality. Outside, a private South West facing garden awaits, offering a tranquil retreat for relaxation and entertainment. Additionally, a substantial front garden sets the residence back from the road, providing off-street parking facilities. This property epitomizes comfortable living in a prime location, blending Victorian charm with modern convenience.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Stunning Victorian home
- 3 double bedrooms
- South West facing rear garden
- Close to Ashcombe park
- Lounge & dining room
- Breakfast area
- Off street parking
- Refitted bathroom
- EPC-D



## ROOM DESCRIPTIONS

### **Feature main door to the entrance porch**

### **Entrance porch:**

Feature tiling, door to the hallway

### **Hallway:**

A lovely hallway that stretches into the kitchen.....Radiator, stairs to the first floor, quality flooring, doors to the living room, dining room and kitchen

### **Living room:**

4.93m x 3.41m (16' 2" x 11' 2") Feature central fireplace, double glazed bay window, radiator, quality flooring, recess with spotlight

### **Dining room:**

4.78m x 2.65m (15' 8" x 8' 8") Radiator, door to the breakfast area

### **Kitchen:**

4.40m x 1.95m (14' 5" x 6' 5") Sink unit, floor and wall units, built in oven and hob with extractor hood over, plumbing for dishwasher, double glazed window, spotlights, opening to the breakfast area

### **Breakfast area:**

4.49m x 1.66m (14' 9" x 5' 5") Radiator, spotlights, double doors to the garden (please note the breakfast bar, is available by separate negotiation)

### **Split level landing:**

Double glazed window, access to the loft

### **Cloakroom:**

WC, wash hand basin, double glazed window

### **Bedroom 1:**

4.95m x 3.00m (16' 3" x 9' 10") Radiator, double glazed bay window

### **Bedroom 2:**

4.78m x 2.65m (15' 8" x 8' 8") Radiator, double glazed window

### **Bedroom 3:**

3.42m x 2.57m (11' 3" x 8' 5") Radiator, 2 double glazed windows

### **Bathroom:**

Refitted suite with Bath with shower over and shower screen, wash hand basin, Sani-flow WC, double glazed window, heated towel rail, spotlights, attractive tiling

### **Parking:**

To the front of the house is off street parking

### **Gardens**

To the front the garden, has a lawn area, flower borders....to the rear the garden faces South West so gets the afternoon sunshine, and has a patio area, shingled area, all enclosed by fencing

### **Outside utility room:**

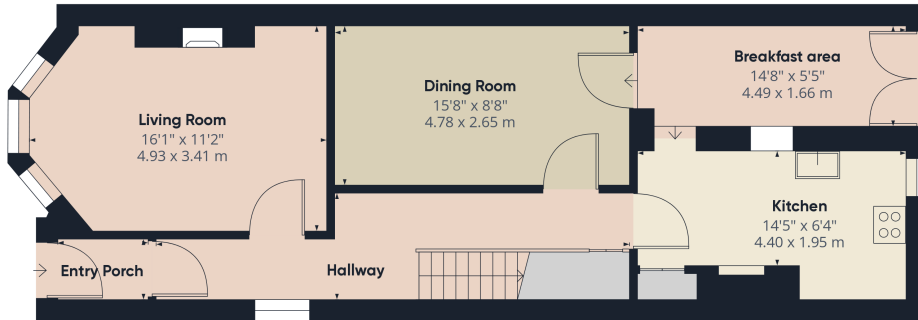
Sink, light, power, plumbing for washing machine, double glazed window



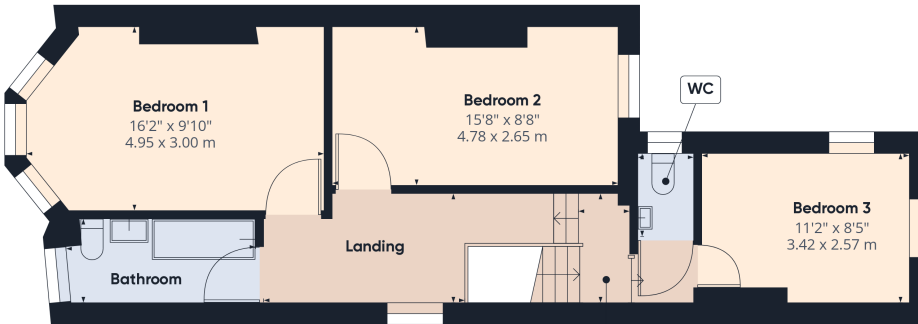




# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1184.73 ft<sup>2</sup>  
110.07 m<sup>2</sup>

(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.

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