

Ashcombe Road, Weston-Super-Mare, Somerset. BS23 3DY

£360,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

House Fox estate agents are pleased to market this impressive 3/4 bedroom semi-detached Victorian villa.

This well maintained home presents in excellent order features a thoughtfully designed layout that seamlessly combines period features with modern comforts.

In brief, the accommodation comprises: entrance vestibule, hallway, lounge, large open-plan kitchen/dining/family room, further reception room or ground floor bedroom four with en-suite shower room, covered side-return currently used as a utility room or second kitchen.

Upstairs, off the spacious Landing, there are three further good sized bedrooms plus a fabulous & luxurious bathroom.

Outside, to the front driveway parking leading to a detached garage. To the rear a level rear garden with store rooms.

Of note is the potential for an informal ground floor annexe utilising bedroom four with its' own en-suite and kitchenette plus private rear access - ideal for an elderly relative, independent youngster or possibly a lucrative Airbnb.

Situated in close proximity to amenities and reputable schools, this Victorian gem ensures both convenience and a thriving community atmosphere. The Weston train station and town centre, including the picturesque seafront, are just a short distance away, promising a lifestyle enriched with coastal charm.

In summary, this super family home is sure to attract much attention & we recommend an early viewing in order to fully appreciate both the inside & outside.

Contact HouseFox today on 01934 314242 for further details and to arrange a viewing.

FEATURES

- Semi-Detached Victorian Villa
- 3/4 Bedrooms
- Excellent Order Throughout
- Good size Rear Garden
- Open PPlan Family/Dining/Kitchen
- Close to Amenities and Commuter Links
- Driveway & Garage
- Freehold
- EPC - D
- Council Tax Band C



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

UPVC obscure double glazed door to front, coved ceiling, radiator and feature stain glass obscure glazed door to:

Entrance Hall

Upvc double glazed windows to side, radiator, stairs to first floor landing, coved ceiling.

Living Room

Upvc double glazed bay window to front, two radiators, coved ceiling, TV and telephone points.

Open-plan Family/Dining/Kitchen:

Upvc double glazed window to side, radiator, TV point, wall mounted 'Worcester' gas boiler, carpeted floor and opening to kitchen/diner area with tiled floor.

To the rear the kitchen area is fitted with a matching range of grey floor cupboards with wood effect work surfaces & upstands, pull out pantry cupboard, inset 4 ring gas hob with extractor hood over, eye level 'NEFF' oven, composite 1 1/2 bowl sink and drainer unit with chrome mixer tap over, integrated dishwasher, wine cooler, space for fridge/freezer, 'Nest' smoke and carbon alarm, 'Nest' thermostat, triple aspect Upvc double glazed windows, radiator and double glazed door to rear garden.

From the hall access to potential annexe area with:

Shower Room/En-suite to Bedroom 4:

Full width mains operated shower cubicle with glass screen and panelled walls. White suite consisting low level wc, pedestal wash hand basin with mixer taps over, chrome heated towel rail, coved ceiling and vinyl flooring.

Bedroom 4/Reception Room

Feature alcove with spotlights and storage area over. Radiator. Part coved ceiling. Double doors to:

Conservatory / Kitchenette

Conservatory style covered side-return with Upvc double glazed doors to rear garden, partially used as a utility/kitchenette with solid wood worktops with stainless steel sink with mixer tap over, space and plumbing for washing machine and under counter fridge and freezer.

First Floor

Landing

Split landing with two Upvc double glazed windows to side, loft access with ladder, useful walk-in storage room, radiator and doors to bedrooms and bathroom.

Bedroom 1

Upvc double glazed window to rear, two built in double wardrobes and radiator.

Bedroom 2

Twin Upvc double glazed windows to front and radiator.

Bedroom 3/Office

Upvc double glazed window to front and radiator.

Bathroom

Fabulous four piece bath suite comprising free standing bath with chrome waterfall tap, double length shower cubicle with raindrop shower plus additional shower, vanity wash hand basin with waterfall chrome tap, cupboard below and electric mirror with lighting, enclosed WC, partially panelled walls, down lights.

Upvc double glazed window to side, electric chrome heated towel rail and wood effect laminate flooring.

Outside

Rear Garden

A lovely enclosed rear garden which is laid predominately patio, lawn and shingle stones, raised flower borders, timber shed & greenhouse, fully fenced to each side, rear access to garage and side gate to front driveway.

Garage and Driveway

18' 7" x 7' 5" (5.66m x 2.26m)

Garage with double doors to front and rear, power and lighting. Driveway to the front allowing parking for several vehicles.

Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



FLOORPLAN & EPC



Approximate total area⁽¹⁾
1470.9 ft²
136.65 m²

Reduced headroom
19.61 ft²
1.82 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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