

15 Ashcombe Road, Weston-Super-Mare, Somerset. BS23 3DS

£290,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... \* Built in 2019 \* Approx 120 Square Meters \* Situated on the sought-after Ashcombe Road in Weston-super-Mare, this substantial three-bedroom townhouse offers generous living space, modern features, and excellent convenience for families or professionals alike. Boasting two private parking spaces to the rear and a desirable south/westerly facing garden, and solar panels, providing improved energy efficiency and helping to reduce utility bills. This home is perfect for those seeking comfort with easy access to local amenities. The property is arranged over multiple floors and features three well-proportioned double bedrooms. Two of the bedrooms benefit from en suite shower rooms, while a stylish family bathroom serves the remaining accommodation. The home's flexible layout offers both privacy and space, ideal for family living or guest arrangements. Downstairs, you'll find a bright and welcoming living room along with a spacious kitchen/diner – perfect for entertaining or enjoying family meals. The kitchen is complemented convenient cloakroom/WC accessed via inner hallway, adding practicality to the home's thoughtful design. Located just a short distance from Weston-super-Mare's town centre, the property enjoys excellent access to local shops, schools, parks, and transport links. Bus routes and Weston-super-Mare train station are nearby, making commuting or leisure travel easy and efficient. This property is offered with no onward chain.

## FEATURES

- 360 VIDEO TOUR AVAILABLE
- Superb Town House
- Three Double Bedrooms
- Two Allocated Parking Spaces
- UPVC Double Glazing & Gas Central Heating
- EPC - B
- Solar Panels
- Close to Local Amenities and Transport Links
- Two En Suites + Family Bathroom
- \* Built in 2019 \*
- Approx 120 Square Meters
- NO ONWARD CHAIN



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to;

### Entrance Hall

Door to living room, stairs rising to first floor landing, consumer unit and radiator.

### Living Room

16' 6" x 10' 11" (5.03m x 3.33m) UPVC double glazed bay windows to front aspect, radiator and under stairs storage cupboard, door to;

### Kitchen/Diner

15' 4" x 14' 5" (4.67m x 4.39m) To the rear, a uPVC double-glazed window provides natural light. The kitchen is fitted with a selection of wall and base units topped with a work surface and complemented by a tiled splashback. It features a one-and-a-half bowl sink with drainer and mixer tap, an electric hob with built-in oven below and an extractor hood above. There is space allocated for a washing machine, fridge-freezer, and slimline dishwasher. Additional features include a radiator, a wall-mounted boiler neatly enclosed in a cupboard, and laminate flooring throughout. Door leading to:

### Rear Hallway

Door leading to rear garden aspect, door to;

### Downstairs Cloakroom

UPVC double glazed window to rear aspect, low level WC, pedestal wash hand basin and heated towel rail.

### Stairs Rising to First Floor Landing

### Bedroom Two

17' 1" x 7' 10" (5.21m x 2.39m) UPVC double glazed window to rear aspect, radiator and door through to;

### En Suite

UPVC double glazed window to rear aspect, fully enclosed shower cubicle with electric shower, low level WC, pedestal wash hand basin and heated towel rail.

### Bedroom Three

15' 5" x 7' 10" (4.70m x 2.39m) UPVC double glazed bay windows to front aspect, radiator.

### Family Bathroom

6' 9" x 6' 1" (2.06m x 1.85m) Low level WC, pedestal wash hand basin, panelled bath with shower over, heated towel rail.

### Stairs Rising to Master Suite

### Bedroom One/Master Suite

16' 11" x 14' 4" (5.16m x 4.37m) Two UPVC double glazed windows to front aspect, radiator, doors to en suite and dressing room

### En Suite

6' 0" x 7' 7" (1.83m x 2.31m) Two Velux windows to rear aspect, low level WC, wash hand basin and panelled bath with shower over, heated towel rail.

### Dressing Room

7' 6" x 6' 4" (2.29m x 1.93m) Space for dressing area, walk in wardrobe, radiator.

### Rear Garden

Fully enclosed rear garden mainly laid to artificial lawn and patio, outside power and outside tap with gate leading to parking spaces

### Parking

Located to rear of property, you will get two allocated spaces.



# FLOORPLAN & EPC

