

**TFF 4, 5 Ashleigh House, Elmhyrst Road, Weston-Super-Mare,
Somerset. BS23 2SJ**

Reduced as Vendor Found £190,000 Leasehold

REDUCED



PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... REDUCED AS VENDOR FOUND .. This stunning 90+ sq mtr top floor flat is near the town and is offered in great decorative order with 2 bedrooms, large living room, kitchen diner, an extended bathroom to give double-sized shower and a bath, a skylight over the stairs and allocated parking for 1 to the front. The flat is accessed via a side entrance to a communal hall and a wide staircase leads to the door. Further stairs from the flat door means it has its own hall/stairs/landing with a skylight over and the flat covers the whole top floor from front to rear. All rooms are a great size here with the living room and the main bedroom to the front and both being great sizes, the bedroom benefitting from its own built in cupboard and dual aspect windows. The kitchen has a range of wall and base units with worktops over, gas range-style cooker with extractor hood over, spaces for dishwasher, washing machine and fridge/freezer, inset stainless steel sink, enough space for a table and chairs, rooftop views looking towards Bleadon Hill and also has 2 built in cupboards. The bathroom has been extended to mean it now has a bath and also a separate double-sized shower. There are also 2 built-in cupboards here as well. Please note the property has been updated and decorated/plastered and with a new gas combi boiler and radiators with Hive control from 2020 and double glazing (except for bed 2 roof-windows). The purchase can include fridge, freezer, dishwasher and washing machine.

FEATURES

- Large Top floor flat
- Two bedrooms
- 90+ Square Metres
- Offered in great decorative order
- Allocated Parking for 1 to front driveway
- GCH and DG
- Bathroom with bath and separate shower
- Plenty of storage areas
- Close to town, beach and train station
- Council Tax Band - A
- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- EPC - C
- REDUCED AS VENDOR FOUND



ROOM DESCRIPTIONS

Living Room

16' 3" into bay x 14' 6" (4.95m x 4.42m) Radiator; Upvc double glazed window to front

Kitchen

14' 2" x 12' 4" into bay (4.32m x 3.76m) Radiator; Upvc double glazed window to rear; range of wall and base units with worktops over, gas range-style cooker with extractor hood over, spaces for dishwasher, washing machine and fridge/freezer, inset stainless steel sink, enough space for a table and chairs, rooftop views looking towards Bleadon Hill and also has 2 built in cupboards.

Bedroom 1

15' 9" x 16' 0" into bay and cupboard (4.80m x 4.88m) Radiator; Upvc double glazed window to front and side; large built-in cupboard
Cupboard - approx 7' x 4' , low ceiling height ; with radiator

Bedroom 2

10' 4" x 8' 4" (3.15m x 2.54m) Radiator; 2 roof windows with one openable.

Bathroom

13' 0" into shower area x 7' 0" (3.96m x 2.13m) Towel Radiator; 2 Upvc double glazed window to side; white suite of WC and bath, double-sized shower, wash basin on wood unit; 2 large cupboards (one housing the boiler)
Large cupboard - approx 5' x 4' ; houses the boiler
Small cupboard - approx 3'5 x 2'6 with radiator

Outside

One allocated parking space to the front (middle one).

Maintenance fee £50 pcm .. Lease c. 950 yrs (tbc)

Please note - this property is being sold by an agent of House Fox.

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FLOORPLAN & EPC

