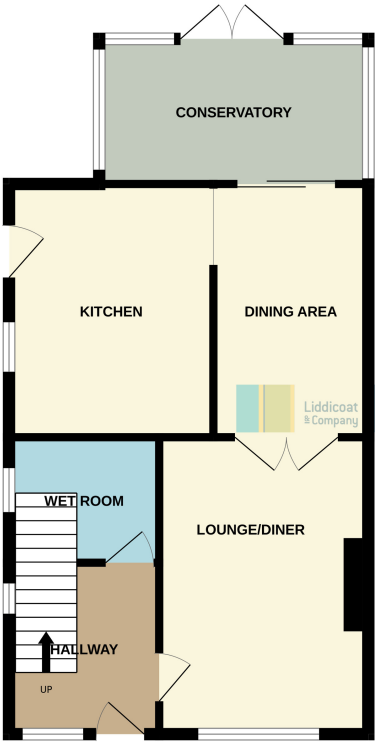
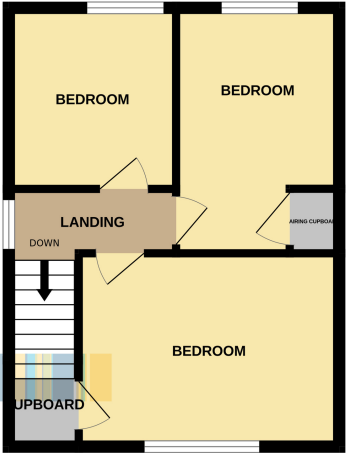


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ASH GROVE, PAR
PRICE £229,950



FOR SALE AND CHAIN FREE IS THIS EXTENDED SEMI DETACHED THREE BEDROOM HOUSE QUIETLY SITUATED TOWARDS THE END OF A QUIET ESTABLISHED CUL DE SAC WITHIN THE EVER POPULAR RESIDENTIAL AREA OF BISCOVEY. THE PROPERTY HAS BEEN EXTENDED OFFERING LARGER THAN AVERAGE ACCOMMODATION IDEAL FOR FAMILY OCCUPATION. IN BRIEF THE ACCOMMODATION ON OFFER COMPRISES OF ENTRANCE PORCH, HALL, LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN, WET ROOM. OUTSIDE GARAGE, DRIVEWAY PARKING, FRONT AND REAR GARDEN.



The Property

For sale and chain free is this extended semi detached three bedroom house quietly situated towards the end of a quiet established cul de sac within the ever popular residential area of Biscovey. The property has been extended offering larger than average accommodation ideal for family occupation. In brief the accommodation on offer comprises of Entrance porch, hall, lounge, dining room, conservatory, kitchen, wet room. Outside garage, driveway parking, front and rear garden.

This property enjoys gas fired central heating, and double glazed windows and doors. The extension to the rear improves the size of the dining room and kitchen as well as adding a conservatory.

Ash Grove is situated off St Mary's Road, this home enjoys a quiet sought-after location close to local amenities, schools, and public transport links. Biscovey Academy School is within walking distance, and there are regular bus services providing convenient access to nearby towns and the coast being only 1 mile away.

Room Descriptions

Entrance Porch

With half glazed upvc door, windows to the front and side, slate sill, door leading through to the entrance hall.

Entrance hall

Stairs to the first floor, small cupboard housing RCD unit, under stairs recess with a window to the side.

Wet Room

1.9m x 1.66m (6' 3" x 5' 5") This room has been recently refitted which includes a concealed cistern low level W.C. vanity basin with storage below, Mira electric shower and new vinyl water proof boarding providing an up to date and modern look, window to the side, towel radiator, extractor fan.

Lounge

3.1m x 4.8m (10' 2" x 15' 9") Fitted with a natural slate open fireplace, slate hearth, wooden mantel, living flame effect gas fire, large window to the front, custom made stained leaded light double doors leading through to the dining room.

Dining Room

4.27m x 2.2m (14' 0" x 7' 3") The dining area opens out and leads into the kitchen and also French doors lead into the conservatory.

Kitchen

2.57m x 3.97m (8' 5" x 13' 0") With part glazed door and window to the side. Well fitted with three walls fitted with base units and high level cupboards, square edged work surface, space for cooker, extractor hood, space for fridge and freezer, space and plumbing for washing machine and dishwasher.

Conservatory

2.1m x 3.9m (6' 11" x 12' 10") Fitted with a Baxi wall mounted gas convector heater, French doors leading into the garden.

Landing

With window to the side, hinged roof access.

Bedroom 1

3.93m x 2.8m (12' 11" x 9' 2") Large window to the front, large built in over the stair wardrobe cupboard.

Bedroom 2

3.5m x 2.4m (11' 6" x 7' 10") With large window to the rear enjoying sea views, eaves storage cupboard, airing cupboard with Worcester wall mounted gas fired boiler.

Bedroom 3

2.4m x 2.6m (7' 10" x 8' 6") With large window to the rear enjoying sea views.

Garage

18' 6" x 8' 6" (5.64m x 2.59m) With door to the side, metal up and over door, power and light connected.

Outside

This property enjoys a long brick paved driveway suitable for parking several cars. There is a car port located just before the garage which is very convenient for taking shopping out of the car when its raining. The property is set nicely from the road and has a lawn garden with a privet hedge between the two properties. The rear garden is level, private and offers a Southerly facing aspect ensuring sun from morning till evening. At present the garden is laid with artificial lawn for ease of maintenance.