

10 The Batch | Ashcott | TA7 9PH

FREEHOLD

£395,000



## PROPERTY SUMMARY

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Nestled in the charming village of Ashcott, is this wonderful five-bedroom house. The property boasts two spacious reception rooms, a kitchen, utility room, study, WC, five bedrooms and a bathroom. Outside is a private rear garden with fantastic far reaching views, to the front is a driveway providing off road parking. The property offers easy access to the M5, making it an excellent choice for commuters or those seeking to explore the wider region. With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay.

Don't miss the chance to make this charming house your new home.

### Entrance Hall

Door leading to study, living room, dining room and WC. Under stairs cupboard. Stairs to first floor.

### Living Room

16'8 x 11'9 (5.08m x 3.58m)

Feature fireplace with an electric fire. Radiator. UPVC double glazed window to front.

### Dining Room

18'0 x 10'4 (5.49m x 3.15m)

Radiator. UPVC double glazed door to rear. UPVC double glazed sliding doors to the rear. Door leading to kitchen.

### Kitchen

12'1 x 10'6 (3.68m x 3.20m)

A range of wall drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated dishwasher. Integrated fridge. Built in double range cooker with seven ring gas hob. Cooker hood over. Spot lights. Under counter lighting. UPVC double glazed window to rear. Throughway into utility room.

### Utility Room

11'7 x 5'9 (3.53m x 1.75m)

Wall and base unit with laminate work surface over. Space and plumbing for washing machine. Space for an upright fridge/freezer.

### Study

11'6 x 11'0 (3.51m x 3.35m)

Cupboard housing the Bosch boiler. Storage cupboard. UPVC double glazed window to front.

### WC

Low level WC and wash hand basin with storage under.

### Landing

Doors leading to bedrooms one, two, three, four, five and family bathroom.



Semi Detached House

Kitchen

Living Room

Dining Room

Study

WC

Five Bedrooms

Bathroom

Off Road Parking

No Onward Chain



## INTERESTED IN THIS PROPERTY

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**MARKET APPRAISAL**

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### Bedroom One

14'3 x 12'1 (4.34m x 3.68m)

Airing cupboard. UPVC double glazed window to front.

### Bedroom Two

14'5 x 10'9 (4.39m x 3.28m)

Radiator. UPVC double glazed window to front.

### Bedroom Three

12'9 x 10'9 (3.89m x 3.28m)

Radiator. UPVC double glazed window to rear.

### Bedroom Four

10'6 x 12'1 (3.20m x 3.68m)

Radiator. Storage cupboard. UPVC double glazed window to rear.

### Bedroom Five

7'10 x 8'7 (2.39m x 2.62m)

Radiator. UPVC double glazed window to front.

### Bathroom

Three piece white suite, low level WC, wash hand basin and panelled bath with shower over. Floor to ceiling tiling. UPVC double glazed obscure window to rear.

### Rear Garden

Garden laid to lawn enclosed with a mixture fence and hedging. Patio area. Decking area. Garden shed.

### Front Of Property

Garden laid to shingle enclosed with fencing and a solid brick wall. Driveway providing off road parking.

### Disclaimer

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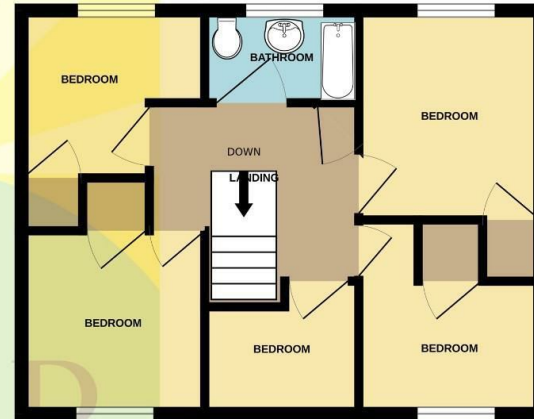
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







