



**ASHLEY CLOSE, WINSCOMBE, NORTH SOMERSET. BS25 1DB**



**£268,000 FREEHOLD**



# Passionate about Property

**NO ONWARD CHAIN!** Semi-detached two bedroom property situated in the centre of the village, with a CONSERVATORY, driveway parking and a WEST-FACING REAR GARDEN! Call now to arrange a viewing!

Council Tax Band: C

## Description

Centrally located within this sought after village which provides a good number of facilities including: Food Shops, Post Office, Public House, Cafe's, Dentists, Doctor's and a wide variety of Clubs and Sporting Activities.

## Entrance Hall

Panelled Entrance Door with double glazed inserts, Stairs to the first floor accommodation, radiator.

## Downstairs Cloakroom

Double glazed window to the front, low level W.C, Wash hand basin, radiator.

## Kitchen (11' 02" x 6' 0") or (3.40m x 1.83m)

Double glazed window to the front, fitted with a range of wall and base units, inset single drainer stainless steel sink unit with mixer tap over, space for washing machine, fridge freezer and cooker, wall mounted gas boiler supplying heating and hot water, radiator.

## Living/Dining Room (12' 09" x 12' 01") or (3.89m x 3.68m)

Double doors to Conservatory and double glazed window to the rear, fire surround and gas point, tiled hearth, generous under stairs cupboard, double radiator.

## Conservatory (11' 0" x 8' 02") or (3.35m x 2.49m)

Upvc double glazed windows and door to the side, power and light, double radiator.





### **First Floor Landing**

Access to boarded roof space via loft ladder, shelved airing cupboard housing hot water tank.

### **Bedroom 1 (12' 08" x 10' 09") or (3.86m x 3.28m)**

Two double glazed windows to the front with views toward the Mendip Hills, built in cupboard, radiator.

### **Bedroom 2 (12' 11" x 6' 03") or (3.94m x 1.91m)**

Two double glazed windows to the rear with rural views, radiator.

### **Bathroom (6' 02" x 6' 0") or (1.88m x 1.83m)**

Double glazed window to the side, panelled bath with MIRA electric shower over, pedestal wash hand basin, low level W.C, heated towel rail, part tiled walls, extractor fan.

### **Outside**

Designated parking for two vehicles to the side of the property, garden area to the front, side gate leading to rear garden which is enclosed by a wall and lap fencing featuring a wide range of shrubs and timber shed,



### **Material Information**

Council Tax - Band B

Tenure - Freehold

Maintenance / Ground Rent - N/A

Property Type - Semi detached

Construction - Brick & Block

Electricity & Gas - Mains

Water / Sewage- Mains

Heating - Gas Boiler

Broadband - Fibre

Parking - 2 Spaces

Any known safety concerns - No

Any restrictions / covenants - No

Any rights / easements - No

Has the property flooded - No

Is the property subject to coastal erosion - No

Any planning applications that will affect the property - No

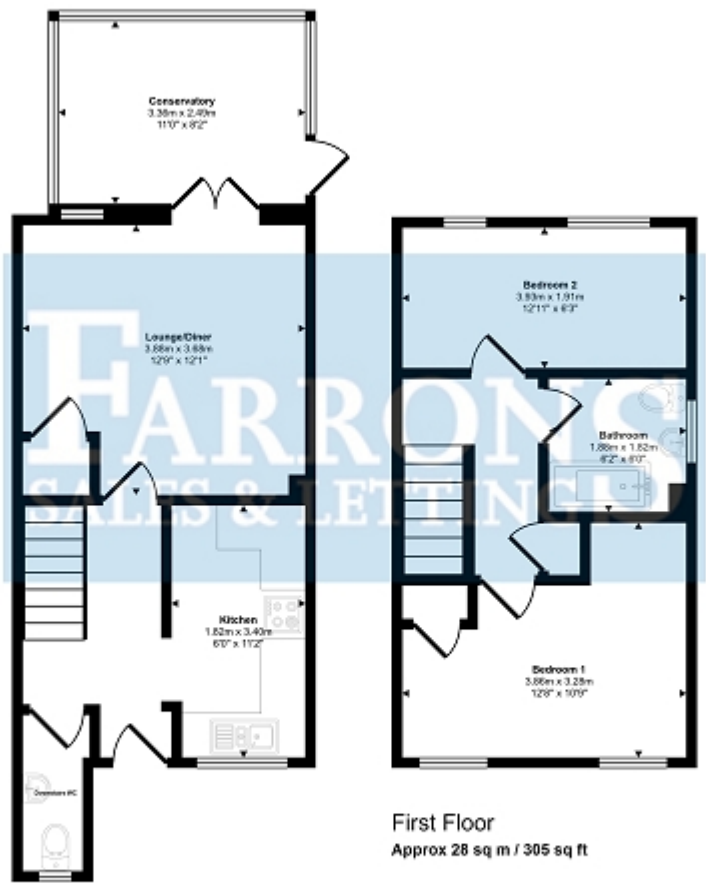
Any accessibility / adaptations been made - No

Is the property in coalfield / mining area - No



# Passionate about Property

Approx Gross Internal Area  
67 sq m / 726 sq ft



Ground Floor  
Approx 39 sq m / 421 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Clauses:**

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract