



ASHCOMBE COTTAGE BRISTOL ROAD LOWER

Weston-Super-Mare, BS23 2TZ

Price £485,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This unique and extended detached residence was built in 1847 and originally the Ashcombe Park keeper's cottage. This wonderful home boasts original features with its circular windows and feature fireplaces, to its upgrades from a modern gas central heating combination boiler and some recently updated uPVC windows. Offering an abundance of space for the whole family with three reception rooms, kitchen with separate utility room, four bedrooms with en-suite to master and family bathroom. Sat on a lovely corner plot with a private garden and off street parking for several vehicles. Positioned directly opposite Ashcombe Park and easy access to the Worlebury Woods which are both ideal for family and dog walks. Conveniently positioned on the hillside with ideal access to schools, shops and transport links, including Bus Stops and Milton train station. We highly recommend a viewing at your earliest opportunity.

Situation

- 40 meters - Bus Stop
- 18 meters - Ashcombe Park
- 1.09 miles - Weston Sea Front
- 0.25 miles - Worlebury Woods
- 0.79 miles - Milton Train Station
- 0.25 miles - Co-op Convenience Shop

The local area

Local Authority

North Somerset Council Tax Band: E
Tenure: Freehold
EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Vestibule

Front door opening into the entrance vestibule and internal door opening to;

Hallway

Double glazed window to side, stairs rising to the first floor landing with under-stair storage cupboard and doors to;

Family Room

15'1" x 11'4" (4.60m x 3.45m)

Dual aspect double glazed windows to front and side, radiator, feature open fireplace and door to the sitting room.

Sitting Room

17'1" x 16'8" max (5.21m x 5.08m max)

Dual aspect double glazed windows to side, front and rear, feature electric fireplace with surround, radiator and television point.

Dining Room

10'10" x 8'11" (3.30m x 2.72m)

Double glazed window to side, radiator and archway to;

Kitchen

15'0" x 9'10" (4.57m x 3.00m)

Double glazed window to side, the kitchen is fitted with a range of matching eye and base level units with complementary worktop over and tiled surround, inset one and half ceramic sink with adjacent drainer and mixer tap over, freestanding gas cooker with extractor over, integrated dishwasher, microwave and fridge/freezer and door to;

Utility Room

9'10" x 7'0" (3.00m x 2.13m)

Double glazed window to side, worktop space with space and plumbing for washing machine, courtesy double glazed door to the garden.

Landing

Window to front and doors to;

En-suite

10'8" x 7'11" (3.25m x 2.41m)

Obscure double glazed window to side, white suite comprising high level WC, hand wash basin set into storage vanity unit with mixer taps over, roll top bath with mixer taps and shower attachment over, partially tiled walls and flooring, radiator, loft access and door to;

Bedroom One

15'1" x 10'8" (4.60m x 3.25m)

Dual aspect double glazed windows to rear and sides with views towards Weston's sea front, generous amount of built-in wardrobes and radiator.

Bedroom Two

14'11" x 8'10" (4.55m x 2.69m)

Double glazed window to front and radiator.

Bedroom Three

11'9" x 8'9" (3.58m x 2.67m)

Double glazed window to side, wall mounted and concealed gas central heating combination boiler, radiator.

Bedroom Four

8'7" x 7'5" (2.62m x 2.26m)

Double glazed window to side and radiator.

Bathroom

9'5" x 4'9" max (2.87m x 1.45m max)

Obscure double glazed window to side, suite comprising low level WC, hand wash basin with taps over and panelled bath with shower over, tiled walls and flooring, towel radiator.

PROPERTY DESCRIPTION

Corner Plot Garden

The main garden is situated to the side of the property and closed by fencing and hedges, mostly laid to lawn with a paved entertaining area and an array of mature shrubs and hedges. To the other side of the property is an additional area which is ideal for storage with a generous sized metal shed and access to a small basement storage area.

Driveway

The gravel driveway allows off street parking for at least three vehicles.

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

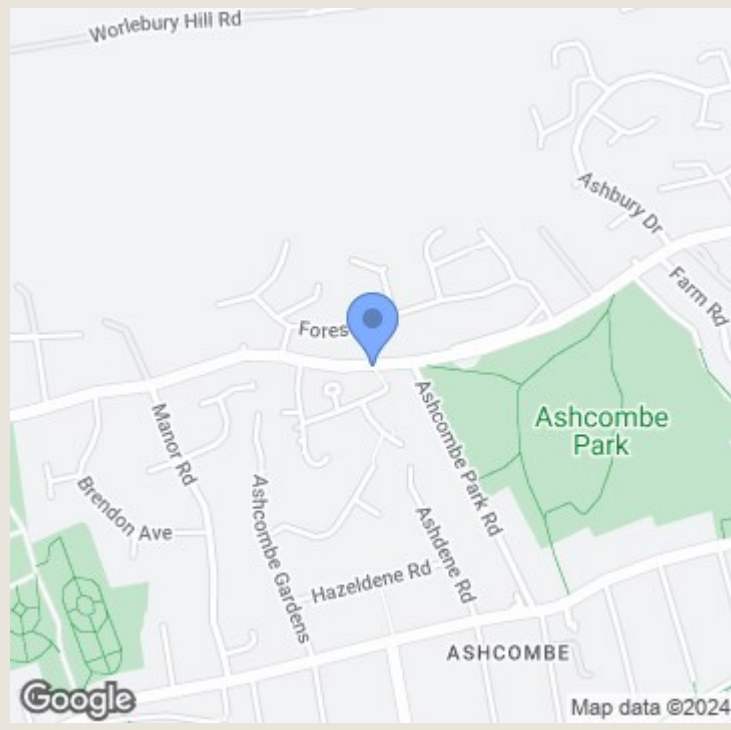
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

