



Highway, Ash, TA12 6NT

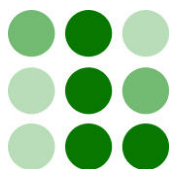
Guide Price £395,000  
FREEHOLD

**A well proportioned four bedroom, two reception room detached home that offers good versatility and scope, set in this popular village location enjoying a rural aspect to both front & rear aspects. The home benefits from double glazing, oil central heating, cloakroom, utility room, enclosed rear courtyard garden, front garden, garage and off road parking for multiple vehicles. No Onward Chain.**

 **LACEYS**  
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## Winsa Ca Sel, Highway, Ash, TA12 6NT



- A Well Proportioned Four Bedroom Detached Home
- Popular Village Location, With Outlook To The Rear
- Updating Required
- Enclosed Rear Garden
- Conservatory
- Garage
- Off Road Parking For Multiple Vehicles
- Double Glazed
- Oil Central Heating
- No Onward Chain

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

## ACCOMMODATION

The **ACCOMMODATION** comprises:

Frosted Upvc double glazed front door to:

### Entrance Hall

Radiator. Built in understair cupboard. Stairs to landing. Telephone point. Upvc double glazed window with front aspect. Doors to cloakroom, lounge/diner and kitchen.

### Cloakroom

Comprising low flush WC. Wall mounted washbasin. Frosted Upvc double glazed window with front aspect.

### L-Shaped Lounge/Diner 7.23m (23'9") max x 6.03m (19'9") max

Stone built open fireplace with tiled hearth and wooden mantle over. Three radiators. Coved ceiling. Telephone point. Upvc double glazed window with front aspect. Sliding patio door to sun room.

### Sun Room 5.29m (17'4") x 2.73m (8'11")

Radiator. Five Upvc double glazed windows, all rear aspect with outlook.

### Kitchen 3.59m (11'9") x 3.01m (9'11")

Comprising inset stainless steel, single drainer, 1½ bowl sink unit with mixer tap, tiled surround, rolled top worksurface with cupboards and drawers below. Built in oven and hob. Wall mounted cupboards. Built in breakfast bar. Radiator. Vinyl flooring. Door to garden room. Door to utility room. Upvc double glazed window with rear aspect with outlook.

### Utility Room 2.74m (9') x 1.72m (5'8")

Built in rolled top worksurface with space below for washing machine with plumbing in place. Wall mounted cupboards. Vinyl flooring. Upvc double glazed window with rear aspect with outlook. Integral door to garage.

### Landing

Radiator. Hatch to loft space. Upvc double glazed window with front aspect with outlook. Doors to all bedrooms and bathroom.

### Bedroom One 7.21m (23'8") max x 3.61m (11'10") max

Three radiators. Two sets of built in triple fronted wardrobes. Three Upvc double glazed windows with front, side and rear aspects with outlooks to front and rear.

### Bedroom Two 3.56m (11'8") x 2.74m (9')

Radiator. Upvc double glazed window with side aspect. Built in cupboard housing the hot water cylinder.

### Bedroom Three 3.02m (9'11") x 2.59m (8'6")

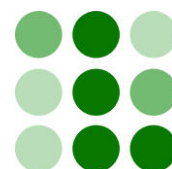
Radiator. Upvc double glazed window rear aspect and outlook.

### Bedroom Four 2.58m (8'6") x 2.31m (7'7")

Radiator. Upvc double glazed window with rear aspect with outlook.

### Shower Room 2.33m (7'8") x 1.99m (6'6")

Comprising double width shower cubicle with wall mounted Triton Alicante electric shower. Tiled surround. Further corner shower cubicle with Heatrae Sadia electric shower. Tiled surround. Pedestal washbasin. Low flush Wc. Radiator. Shaver point. Non slip flooring. Frosted Upvc double glazed window with front aspect.



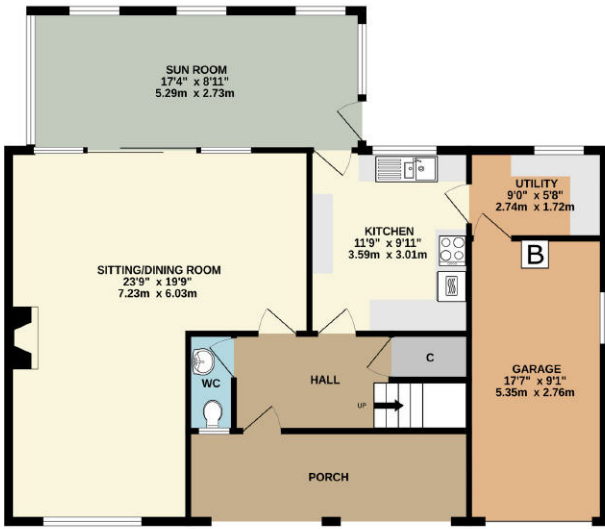
## OUTSIDE

To the rear garden there is a paved patio seating area. Outside tap. Cast Iron Victorian lampost with illuminations. Gravelled planted area. Oil tank. Greenhouse. Garden is bounded by walling and fencing an enjoys a country outlook.

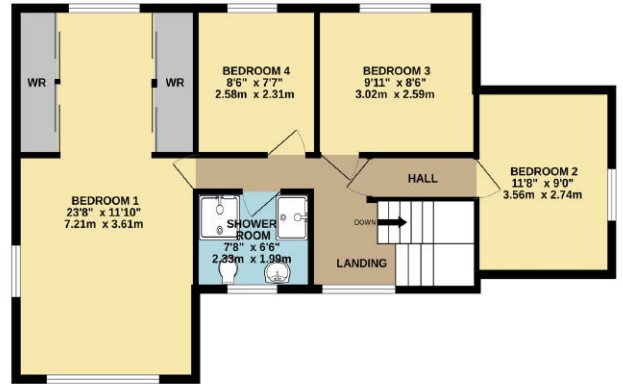
To the front there is a lawn area with well stocked flower borders. Drive provides off road parking for multiple vehicles and leads to the garage. Paved area with canopy over to the front door. Garden is bounded by walling and fencing with double opening iron gates providing access the drive.

**Garage 5.35m (17'7") x 2.76m (9'1")** - Up and over door electric door. Floor standing Finbard boiler in situ. Power and light connected. Upvc double glazed window with side aspect.

GROUND FLOOR  
1124 sq.ft. (104.4 sq.m.) approx.

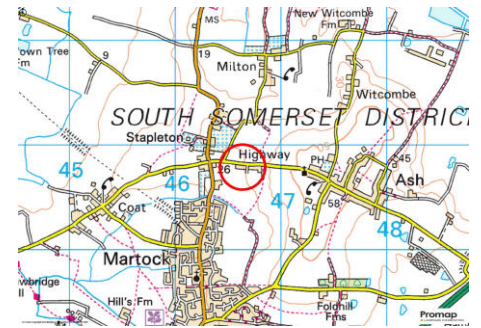
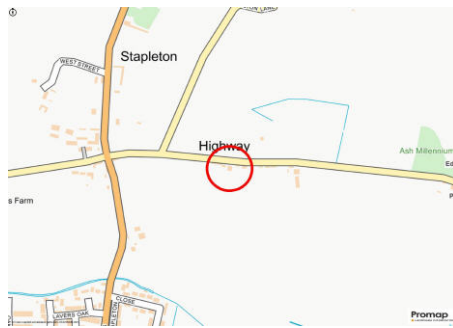
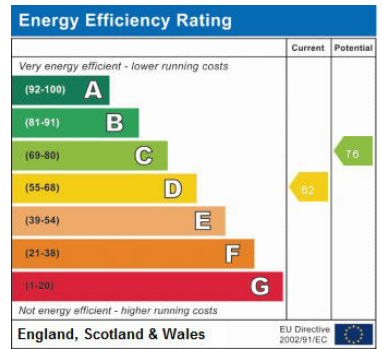


1ST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 1844 sq.ft. (171.3 sq.m.) approx.

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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### Photographs / Floor Plans

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## Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### Part A

- Council Tax Band - E
- Asking Price - Guide Price £395,000
- Tenure - Freehold

### Part B

- Property Type - 4 Bed Detached House
- Property Construction - Traditional
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Oil Heating (Boiler is located in the garage), hot water cylinder in Bedroom Two heats the hot water.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Off road parking and garage.

### Part C

- Building Safety - Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- Restrictions - We'd recommend you review the Title/deeds of the property with your solicitor.
- Rights and Easements - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%)
- Coastal Erosion Risk - N/A
- Planning Permission - No records on the Local Authority's website directly affecting the subject property.
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating) - D

### Other Disclosures

This property is unregistered at Land Registry. By law this will need "First Registration" by the buyer on completion, for which there is an additional charge over and above the normal transfer charge payable to Land Registry. We also cannot rule out the possibility of additional fees being charged by your conveyancer. Please make early enquiries of your conveyancer before making a commitment to purchase.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 26/04/2024. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.