



**Hobbs & Webb**

**ASHLEIGH CLOSE**  
Weston-Super-Mare, BS23 2XQ

Price £355,000





Situated in a peaceful elevated cul-de-sac in the highly sought-after area of Milton, this charming three-bedroom detached bungalow offers a serene and comfortable living environment. With no onward chain, it presents an excellent opportunity for buyers seeking a hassle-free move.

One of the standout features of this delightful bungalow is the stunning view toward the Mendip Hills, best enjoyed from the tranquil rear garden. The property also benefits from a garden room, a practical store room, and a garage, adding to its appeal.

Inside, the accommodation comprises a welcoming entrance hall, a spacious lounge, a formal dining room, and a well-equipped kitchen. Three well-proportioned bedrooms and a family bathroom complete the internal layout, ensuring ample space for family living or guests.

This lovely bungalow is the perfect blend of comfort and convenience, set in an enviable location with picturesque views.

### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

**01934 644664**

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# PROPERTY DESCRIPTION

## Entrance Hall

Entered via a uPVC glazed entrance door, radiator, cupboard housing gas combi boiler, wall mounted thermostat, loft access with scope to extend into the loft (subject to the necessary consents) and doors to the lounge, kitchen, bedrooms and bathroom.

## Lounge

11'10 x 11'3 (3.61m x 3.43m)

Coved ceiling, uPVC double glazed window to the front, radiator, recessed shelving and archway through to the dining room.

## Dining Room

10'6 x 9'0 (3.20m x 2.74m)

Coved ceiling, uPVC double glazed window to the side, radiator and opening to the kitchen.

## Kitchen

8'10 x 7'11 (2.69m x 2.41m)

A matching range of cream wall and floor cupboard and drawer units with rolled edge work surfaces which incorporates a stainless steel sink and drainer unit with mixer tap over and tiled splashbacks. Four ring gas hob with oven below and extractor fan over, space for under-counter appliance, uPVC double glazed window, uPVC obscured double glazed door to the rear garden, tiled flooring and door back to the entrance hall.

## Bedroom One

12'2 x 9'0 (3.71m x 2.74m)

uPVC double glazed window to the front and radiator.

## Bedroom Two

10'2 x 8'11 (3.10m x 2.72m)

uPVC double glazed window to the rear and radiator.

## Bedroom Three

10'1 x 7'6 (3.07m x 2.29m)

uPVC double glazed window to front and radiator.

## Bathroom

Panelled bath with electric shower over, pedestal wash hand basin with twin taps over, low level WC, heated towel rail, partially tiled walls, uPVC obscured double glazed window to the rear and vinyl flooring.

## Outside

The rear garden is laid predominately to patio and is set over three tiers with mature flower beds and views towards the Mendip Hills. Attached to the garage is a Garden room measuring 17'5 x 7'11 (5.31m x 2.41m). A further brick built store room and storage area under the bungalow, side and front garden with mature flower borders.

## Garage & Driveway

17'11 x 8'8 (5.46m x 2.64m)

Driveway adjacent to the property and providing access to the garage with up and over door, power and lighting.



















### Ground Floor

Approx. 98.1 sq. metres (1056.1 sq. feet)



Total area: approx. 98.1 sq. metres (1056.1 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

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### 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 effect 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. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.