



Hobbs&Webb

ASHCOMBE PARK ROAD
Weston-Super-Mare, BS23 2YF

Price £323,000



Hobbs and Webb are pleased to present this charming Victorian three-bedroom terraced home, ideally located in the highly desirable Milton Hillside area. Enjoying a prime position opposite Ashcombe Park, the property boasts far-reaching views over rooftops and beyond.

Inside, the home offers a warm and inviting atmosphere, featuring well-proportioned accommodation that includes an entrance hall, a spacious 26ft open-plan lounge and dining area, a well-appointed kitchen, and a first-floor landing leading to three generously sized bedrooms and a family bathroom.

The rear garden has been thoughtfully re-landscaped by the current owners, creating a wonderful outdoor retreat. It features a stylish sandstone patio with a summer house—perfect for entertaining or relaxing—along with steps leading down to a lawn area surrounded by a vibrant mix of mature trees, shrubs, and flowering plants.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Entrance Hall

Composite entrance door from the front leads to entrance hall, stairs rising to the first floor accommodation, radiator tiled flooring and doors to the breakfast area and lounge.

Lounge

14'10 x 10'9 (4.52m x 3.28m)

uPVC double glazed window to front, radiator, feature fireplace with electric fire, television point, tiled flooring and opening to:-

Dining Room

11'1 x 9'0 (3.38m x 2.74m)

Radiator, tiled flooring, opening to lounge and opening to breakfast room.

Breakfast Area

7'7 x 6'7 (2.31m x 2.01m)

Two storage cupboards, tiled flooring, door to the hallway and opening to the kitchen.

Kitchen

16'6 x 7'4 (5.03m x 2.24m)

Fitted with a matching range of white wall and floor cupboard and drawer units with tiled work tops over and splashbacks. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Freestanding gas cooker. Space and plumbing for washing machine and fridge/freezer. Wall mounted 'Vaillant' gas combi boiler. Two uPVC double glazed windows to rear with views, access to a loft storage area, tiled flooring and uPVC double glazed door to the rear garden.

Landing

Doors to:-

Bedroom One

11'2 x 10'8 (3.40m x 3.25m)

uPVC double glazed window to rear with views over Weston-super-Mare and radiator.

Bedroom Two

11'2 x 10'5 (3.40m x 3.18m)

uPVC double glazed window to front over looking Ashcombe Park, access to loft space and radiator

Bedroom Three

6'7 x 6'6 (2.01m x 1.98m)

uPVC double glazed window to front over looking Ashcombe Park and radiator.

Bathroom

A modern fitted bathroom suite comprising bath with twin taps, rainfall shower and additional shower attachment. Pedestal wash hand basin with twin taps over, close coupled WC, radiator, fully tiled walls, uPVC obscured double glazed window to rear and tiled flooring.

Front Garden

Small enclosed front garden with stone wall and access to the front entrance.

Rear Garden

Behind the property there is a pedestrian right of way across the back of this

PROPERTY DESCRIPTION

property for neighboring properties. A good size West facing rear garden set upon two levels. The first level has recently been re-landscaped to sandstone patio with summer house and steps down to a lawn are incorporating a large array of shrubs, flowers and mature trees enjoying good amounts of sunshine throughout the day. There is a outside lean to leading to cellar/storage area.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

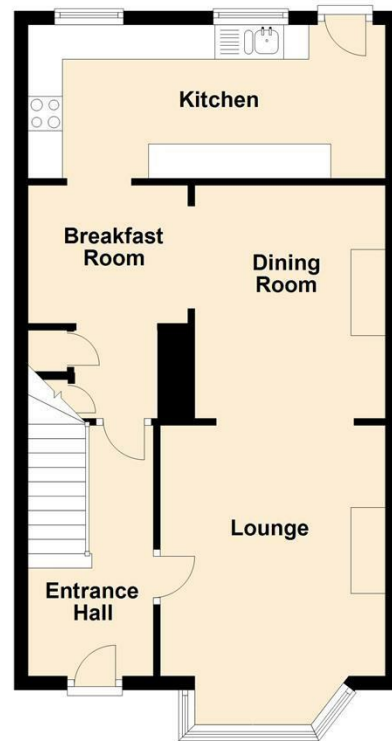






Ground Floor

Approx. 50.5 sq. metres (543.4 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Total area: approx. 87.5 sq. metres (941.6 sq. feet)

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Hobbs & Webb

01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

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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.