



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		77 C
39-54	E	43 E	
21-38	F		
1-20	G		

Energy efficiency chart

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. WCH Capital Ltd trading as Brightestmove and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of WCH Capital Ltd trading as Brightestmove or the vendors.

Equipment: WCH Capital Ltd trading as Brightestmove has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

# Brightestmove



## FFF, 14Ashcombe Road, Weston-super-Mare, BS23 3DY

- ✓ No Onward Chain
- ✓ First Floor Flat
- ✓ Double Bedroom
- ✓ Off Road Parking
- ✓ Lounge/Diner
- ✓ Kitchen/ Breakfast Room
- ✓ Bathroom
- ✓ Council Tax Band A
- ✓ uPVC Double Glazing
- ✓ Close Proximity To Ashcombe Park

## Asking Price: £150,000

[www.brightestmove.co.uk](http://www.brightestmove.co.uk)

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**\*\* NO ONWARD CHAIN \*\* FIRST-FLOOR FLAT \*\* ONE BEDROOM \*\* LEASEHOLD 939 YEARS REMAINING \*\***  
Brightestmove are pleased to present to the market this first-floor, one-bedroom flat, ideally situated on the ever-popular Ashcombe Road, within easy reach of Weston-super-Mare town centre, train station, and the sea front. Perfect for first-time buyers, investors, or those looking to downsize. Property comprises: Split level landing, kitchen/breakfast room, lounge/diner, bathroom, double bedroom. Outside is OFF-ROAD PARKING for one vehicle. **VIEWING STRONGLY ADVISED.**

**COMMUNAL ENTRANCE**

Entrance via communal door, left in to flat entrance, stairs leading to first floor, carpeted.

**SPLIT LANDING**

17' 1" x 6' 11" (5.21m x 2.11m) uPVC double glazed window to side aspect, smoke alarm, storage cupboard with uPVC double glazed obscure window to side aspect housing hot water tank, loft hatch ( insulated, no pull down ladder, no light, not boarded ). Carpet, doors in to:

**KITCHEN/BREAKFAST ROOM**

12' 9" x 11' 0" (3.89m x 3.35m) uPVC double glazed window to side aspect, electric radiator, inset stainless steel sink with drainer, built in electric oven, electric hob, extractor hood above, range of wall and base unit with worktops over, space for: washing machine, tumble dryer, tall fridge freezer, dining table and chairs. Loft hatch ( insulated, no pull down ladder, no light, not boarded ). Carpet and vinyl flooring.

**LOUNGE/DINER**

12' 9" x 12' 6" (3.89m x 3.81m) uPVC double glazed windows to front aspect, electric radiator, carpet.

**BATHROOM**

8' 6" x 6' 1" (2.59m x 1.85m) uPVC double glazed windows to front aspect, low level WC, pedestal hand wash basin, panel bath with wall mounted electric shower, glass screen, extractor fan, coved ceiling, vinyl flooring.

**DOUBLE BEDROOM**

12' 9" x 12' 6" (3.89m x 3.81m) uPVC double glazed window to rear aspect, electric radiator, carpet.

**OUTSIDE**

To the front is off road parking for one vehicle.

**TENURE/INFORMATION**

We are advised this property is leasehold, 999 year lease from 29th September 1986 ( 939 years remaining ), council tax band A. We are advised there are no management/service charges and a ground rent charge of £5 per annum. There are three flats in total, two ground floor flats and this first floor flat. This should all be verified with your solicitor.

