

## Weston Road, Long Ashton Asking Price £495,000

- Mid-Terrace Town House
- Four Bedrooms
- Immaculately Presented Throughout
- Kitchen-Breakfast Room with Integrated Appliances
- Spacious Lounge-Diner With French Doors
- South-Facing Garden
- Master Bedroom With Ensuite
- Family Bathroom & Downstairs WC
- Single Garage & Off Street Parking

### SUMMARY

Located on the edge of a highly sought-after development on Weston Road, this beautifully presented four-bedroom, three-storey townhouse offers spacious and versatile living accommodation, a south-facing garden, and the added benefit of a garage and off-street parking to the rear. Upon entering the property, you are greeted by a bright and spacious entrance hallway. To the front, the modern fitted kitchen is well-equipped with a range of integrated appliances, including a four-ring gas hob, electric oven, fridge/freezer, washing machine, and dishwasher, complemented by a stainless steel sink, tiled flooring, and partially tiled walls. There is also additional space for a breakfast bar or pantry unit, enhancing practicality. To the rear, the open-plan lounge/dining room is light-filled and airy, featuring French doors that open onto the private south-facing garden, creating the perfect space for entertaining and indoor-outdoor living. A convenient downstairs WC is also located beneath the stairs.

The first floor offers two well-proportioned bedrooms, including a generous double bedroom and a versatile single bedroom, currently used as a home office. This floor is completed by a contemporary family bathroom, fitted with a bath, washbasin, and WC.

The second floor benefits from two further spacious double bedrooms, including an impressive master bedroom with ensuite shower room. The landing also offers access to a boarded loft space, ideal for additional storage.

Externally, the property boasts a private, enclosed south-facing rear garden, mainly laid to lawn and decking, perfect for relaxing or entertaining. There is also rear gated access leading to a parking area and a single garage with up-and-over door.



Approx. Gross Area 1159.10 Sq.Ft - 107.70 Sq.M



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan produced by Westcountry EPC.



Tenure

EPC Rating  
C

Council Tax Band  
E

Services

Clifton : 01179 744 766  
Long Ashton : 01275 393 956  
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