

6 Ellenborough Park Road Weston-Super-Mare BS23 1XJ

£269,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE  
Garden apartment



HOW BIG  
1319.80 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
Double glazing and gas fired  
central heating



PARKING  
Off street



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
B

A beautifully presented ground floor Victorian apartment that boasts substantial living accommodation, along with three bedrooms, a generous private garden and ideally situated for access to local amenities, including Weston-super-Mare's beautiful seafront. 6 Ellenborough Park Road is nicely nestled within the desirable South Ward area of Weston-super-Mare, offers off-street parking, over 1300sqft of living space, an abundance of Victorian charm, and is ideally positioned to provide access to the local parks, mainline train station, schools, seafront, and vibrant town centre, giving this fabulous property the ideal lifestyle balance. The property is accessed via its own private entrance with a generous entrance hall providing access to all principal rooms. The bay-fronted sitting room is to the front of the property, while the well-appointed kitchen breakfast room, and formal dining are towards the rear, the kitchen providing access to the rear garden. Further accommodation includes three well-proportioned double bedrooms and a family bathroom, the principal bedroom offers the convenience of en-suite facilities.

Externally, the property benefits from an enclosed rear garden that is laid to decking and patio, ideal for relaxing or entertaining friends and family alike. It is a low-maintenance area that is perfect for putting out your potted plants to brighten it up in a way you see fit. Storage is taken care of by a sturdy metal shed, there is also a summerhouse available, currently being used as an artist's studio. To the front is an area laid to gravel that provides off-street parking. A pathway to the side leads to the main entrance.

Ellenborough Park Road is perfectly placed, just a short walk from the beach, golf and tennis clubs, as well as both Clarence and Ellenborough Parks, whilst benefiting from easy access to the town centre and train station, and affording a particularly quiet and tranquil environment. For families, there is a selection of highly regarded primary and secondary schools all within a convenient distance.







## Three bedroom Victorian garden apartment, situated within the desirable South Ward area of Weston-Super-Mare



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



## Up your street...

A selection of secondary and primary schools

Mainline railway station

Shopping promenade & centre

A selection of recreational venues, public houses & restaurants

Access to the M5 motorway network via junction 21/22

Weston beach and seafront

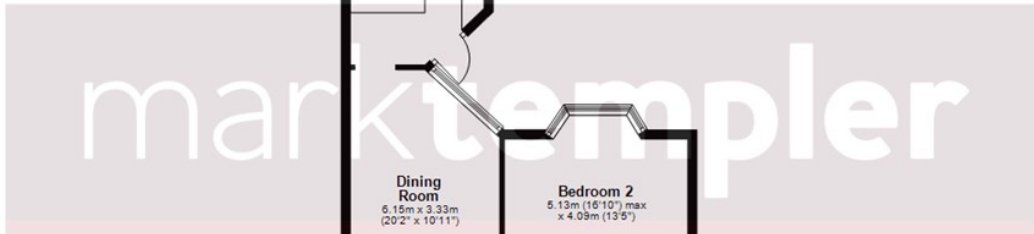
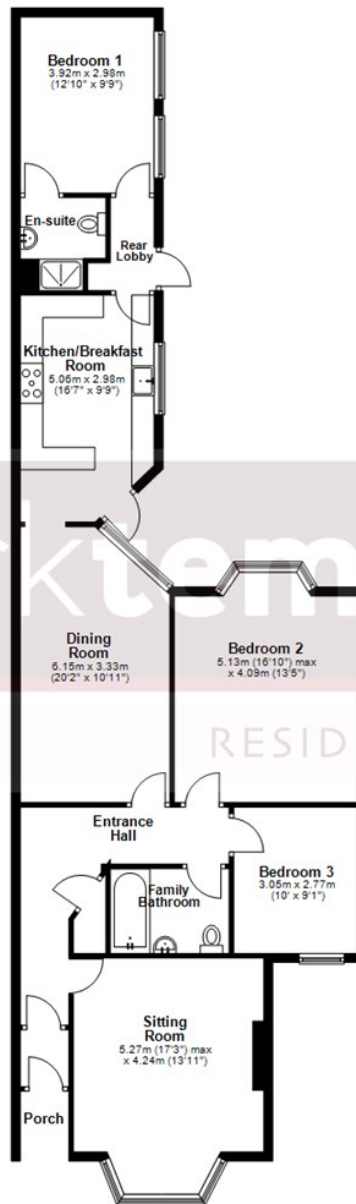


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**Ground Floor**  
Approx. 122.6 sq. metres (1319.8 sq. feet)



RESIDENTIAL SALES

Total area: approx. 122.6 sq. metres (1319.8 sq. feet)

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.  
Plan produced using PlanUp.