



3 Ashcombe Gardens, Weston-Super-Mare, BS23 2XA

£525,000

*** SPECTACULAR 4-BEDROOM, EXTENDED, SEMI-DETACHED FAMILY HOME SITUATED ALONG ONE OF WESTON-SUPER-MARES MOST DESIRABLE ROADS *** ONE OF THE FEW PROPERTIES IN ASHCOMBE GARDENS THAT HAS A GARAGE!!! *** LONG DRIVEWAY *** HUGE LIVING ROOM *** LARGE DINING ROOM WITH GARDEN ROOM AREA AT ONE END *** LARGE BREAKFAST / FAMILY ROOM *** LARGE KITCHEN *** UTILITY ROOM *** FOUR BEDROOMS (BEDROOM FOUR - WORK IN PROGRESS) *** WALK IN WET ROOM DOWNSTAIRS *** LARGE FAMILY SHOWER ROOM UPSTAIRS *** REAR TERRACE / ALFRESCO DINING AREA *** PATIO / LOW MAINTENANCE GARDEN BEYOND *** TIMBER OUTBUILDINGS & SHEDS ETC *** REAR GATED ACCESS TO THE GARAGE *** COUNCIL TAX BAND - D *** EPC - TBC ***



Floor 0



Floor 1

Approximate total area⁽¹⁾
1891 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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