

**Ashcombe Gardens, Weston super Mare, BS23 2XH**



- **Spanish Style Villa/Bungalow**
- **Lounge**
- **Garage & Parking**
- **No Chain**
- **Two Bedrooms**
- **Roof Terrace With Views**
- **Quiet Location**
- **EPC E**

**£160,000**

Rachel J Homes is delighted to market this Spanish Style Villa/Bungalow in the popular location of Weston Hillside. Ideally situated close to bus routes, town centre and transport links. If you are looking for your first home, an investment or perhaps downsizing then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom, Terrace with Views, Garage and Parking. Added benefits of this lovely home include double glazing plus there is no onward chain. Accompanied viewings - CALL NOW to book yours but BE QUICK!!!



### Inner Hallway

UPVC entrance door into hallway, laminate flooring, night storage heater, thermostat, two storage cupboards one cont; water tank, UPVC double glazed door to roof terrace.

### Kitchen 9'10" by 6'11" (2m 99cm x 2m 11cm)

UPVC double glazed window to front, stainless steel sink and drainer, range of base and wall units with work top over, electric point for cooking facilities, space for fridge/freezer and washing machine, plumbing for washing machine, part tiled walls.



### Lounge 14'6" by 13'9" (4m 43cm x 4m 20cm)

UPVC double glazed sliding patio doors to roof terrace, electric fire with wood surround, night storage heating, T.V. point.



### Bedroom 1 13'9" by 10'1" (4m 19cm x 3m 7cm)

UPVC double glazed window to rear, night storage heater.

### Bedroom 2 10'0" by 7'10" (3m 6cm x 2m 39cm)

UPVC double glazed window to front, night storage heater.



### Bathroom 6'11" by 5'9" (2m 11cm x 1m 76cm)

White suite comprising of panel bath, pedestal wash hand basin, low level W/C, tiled floor, part tiled walls, extractor fan.

### Roof Terrace 18'8" by 13'8" (5m 70cm x 4m 17cm)

Enclosed walled terrace with views over Weston.

### Garage

Up and over door.

### Front Garden

laid to ornamental chippings with mature shrubs, storage cupboard housing meters and bin storage.



### **Additional Information**

Maintenance fee of £45.00 per month for upkeep of all communal areas.

Ground rent £10.00 per annum

Property is leasehold with a 999 year lease.

leaseholder is the Ashcombe Management Company and each property owner on the development holds a share in that company.

### **Agents Notes**

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
92-100 <b>A</b>			92-100 <b>A</b>
81-91 <b>B</b>			81-91 <b>B</b>
69-80 <b>C</b>		83	69-80 <b>C</b>
55-68 <b>D</b>			55-68 <b>D</b>
39-54 <b>E</b>			39-54 <b>E</b>
21-38 <b>F</b>	36		21-38 <b>F</b>
1-20 <b>G</b>			1-20 <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			23

Approx. Gross Area 691 Sq.Ft - 64.2 Sq.M



For illustrative purposes only. Not to scale. ID358132

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 EPC Provision.com