

Located in a prominent hillside position with spectacular views across the roof tops to the Mendip Hills beyond, this fantastic, four-bedroom property expands over circa 1,800 Sq. Ft. and offers an abundance of potential and is a superb opportunity for that person looking to make their own mark. Upon entry, steps lead up to a covered porch area with a door leading into the hallway. The ground floor of the property comprises a living room with a wonderful bay window, a super dining/sitting room with double glazed sliding doors which lead out onto the rear garden, kitchen/breakfast room, a separate utility room, and a cloakroom. A stair flight rises to the first-floor landing from the ground floor where there is a beautiful stained glass window feature. The first-floor accommodation includes a family bathroom, four bedrooms, a superb balcony area boasting fantastic views and a converted loft space (Please Note: The conversion of the loft room does not have Planning Permission or Building Regulation Approval). Outside, as you approach the property there is a sloping driveway providing off street parking and a separate area which is laid to lawn and enclosed by walling. The private and enclosed rear garden is mainly laid to lawn and surrounded by walls, fencing and mature hedging with a concrete pathway for access. In addition, the property benefits from a double garage, both with power and lighting. The property is well positioned with a variety of beautiful walks and local amenities close by including shops and schools, Weston-super-Mare's town centre and the seafront. For the commuter, Junction 21 is within reach and provides access to the M5, and from there to most major towns and cities. The train station is also nearby and provides fast easy transport to most major parts of the country. EPC Rating E45, Council Tax Band E.



- **A wonderful, four-bedroom, detached, freehold home (Circa 1800 Sq.ft)**
- **A fantastic opportunity and potential for those to make their own mark**
- **Lovely walks within reach**
- **Double garage and private driveway providing ample off-street parking**
- **Located in a prominent hillside position with spectacular views**
- **With private front and rear gardens**
- **Being sold with the benefit of no onward chain!**
- **Spacious and flexible accommodation**

ACCOMMODATION

Entrance

Steps up to a covered porch area with timber framed single glazed and aluminium sliding patio doors, timber single glazed entrance door into hallway.

Hallway

Useful under stairs storage cupboards, doors to rooms and opening to kitchen, radiator, wall lighting.

Living Room 13' 10" x 11' 11" (4.22m x 3.62m) *Plus bay*
Gas fireplace and decorative surround, metal double glazed bay window and window to side offering super views, radiator, ceiling light.

Dining/Siting Room 13' 4" x 11' 10" (4.06m x 3.61m) *Plus*
13' 1" x 11' 0" (3.98m x 3.36m)
A super dining area with opening to sitting area, with metal double glazed sliding patio doors onto rear garden and window overlooking rear garden, two radiators, skylight window, wall lighting.

Kitchen/Breakfast Room 12' 6" x 11' 4" (3.82m x 3.45m)
Maximum

Tile effect laminate flooring, a well presented range of wall and floor units with worktops and tiled splashbacks over, one and a half bowl sink and drainer, four ring electric hob with extraction hood over, eye-level oven and grill, integrated dishwasher, fridge, metal double glazed window overlooking the rear garden, built-in storage and shelving, radiator, spotlight cluster and spotlight track, door to rear hallway.

Rear Hallway

Sliding door to cloakroom, opening to utility room, double glazed door to side of property, ceiling light.

Utility Room 5' 10" x 4' 11" (1.77m x 1.51m)

Single glazed window and one fixed window, space and plumbing for appliances, wall mounted gas fired boiler, ceiling light.

Cloakroom

Low level W/C, wash hand basin, wall light.

Stairs Rising from Entrance Hallway to First Floor Landing.

First Floor Landing

Single glazed window with stained glass feature, door to balcony area, doors to rooms, useful airing cupboard housing hot water tank, roof access hatch, wall lighting.

Bathroom 5' 11" x 5' 9" (1.80m x 1.75m)

Panelled bath with electric shower and shower screen over, wash hand basin over vanity unit, heated towel rail, tiled walls, ceiling spotlights, double glazed window.

Cloakroom 4' 8" x 2' 9" (1.43m x 0.84m)

Low level W/C, double glazed window, ceiling light.

Bedroom One 13' 10" x 11' 10" (4.22m x 3.60m) *Maximum*

A super double bedroom with double glazed bay window, various fitted wardrobes with wash hand basin, radiator, wall and ceiling lights.

Bedroom Two 13' 4" x 11' 11" (4.06m x 3.62m) *Maximum*

Fitted wardrobes and wash hand basin, double glazed window overlooking the rear garden, radiator, ceiling light, roof access hatch to converted loft space.

Bedroom Three 10' 6" x 9' 5" (3.19m x 2.88m) *Maximum*

Fitted wardrobes with wash hand basin, double glazed window overlooking the rear garden, radiator, ceiling light.

Bedroom Four 8' 11" x 7' 5" (2.72m x 2.25m) *Maximum*

Double glazed window, radiator, ceiling light, fitted unit.

Balcony

A super balcony area enclosed by stone walling offering superb views. (The felt roof is in need of attention).

Loft Room 14' 3" x 10' 8" (4.35m x 3.24m) *Maximum (Ceiling sloping to 0.92m)*

A converted loft space with UPVC double glazed window, sloping ceilings, door to eaves storage, ceiling light.

Outside

Front

As you approach the property there is a sloping block paved driveway providing allocated off-street parking and area laid to lawn enclosed by stone walling and hedging.

Rear

A private and enclosed rear garden with steps rising up to slab patio area immediately to the rear and an area laid to lawn, enclosed by mature hedging and walls, with concrete pathways for access and steps up to a raised area with shrubs and hedging. There is also an access door to the garages.

Garaging 15' 6" x 7' 6" (4.73m x 2.29m) *Plus* 15' 11" x 7' 5" (4.85m x 2.27m)

A double garage with two separate up and over garage doors, an opening between the two garage areas, power and lighting.

Services

Mains gas, electric, water, drainage.

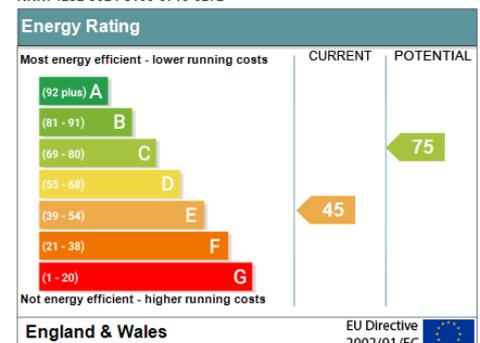
Tenure

Freehold.

Please Note

The property is owned by an employee of David Plaister Ltd.

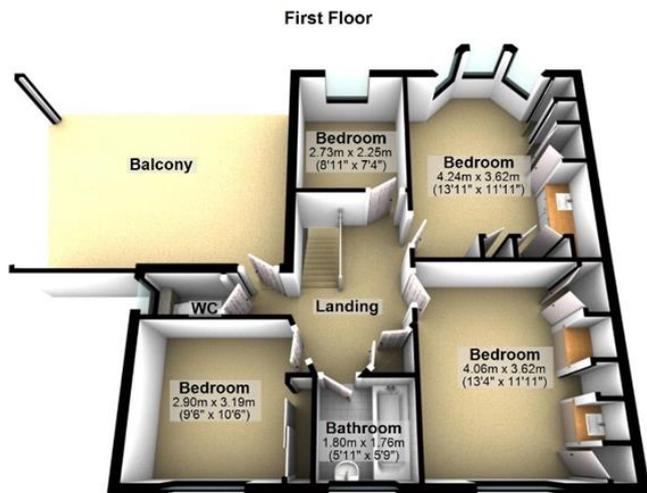
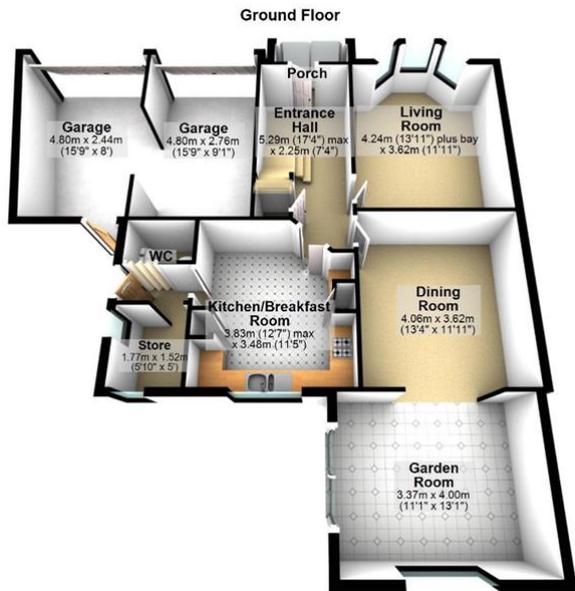
Address: 7 Ashleigh Road, WESTON-SUPER-MARE, BS23 2XG
RRN: 4232-9024-8100-0710-6272











Total area: approx. 167.6 sq. metres (1804.2 sq. feet)





MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.