

Ashcombe Gardens, Weston-super-Mare, Somerset, BS23 2XA

DAVID PLAISTER

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£1,200.00 per calendar month

A charming two-bedroom ground floor apartment, ideally positioned in Weston-super-Mare, offering characterful accommodation and the added benefit of a private, enclosed garden.

The property retains a number of characterful features, creating a home with plenty of charm and individuality. The accommodation includes two bedrooms, with the master bedroom benefiting from its own en-suite shower room, providing additional convenience and privacy.

Externally, the property enjoys a private, enclosed garden, offering valuable outdoor space to relax and enjoy during the warmer months.

Situated within easy reach of Weston-super-Mare Town Centre, the property is conveniently placed for a range of local shops, everyday amenities and leisure facilities. The surrounding area also provides access to transport links and established road networks, making it a practical base for those looking to enjoy the convenience of town living while having their own outdoor space.

Combining character, a convenient location and a private garden, this appealing apartment would be ideally suited to a single occupant or couple seeking a well-positioned home in Weston-super-Mare.

Holding deposit equal to 1 weeks' rent (£276.92). Tenancy deposit of 5 weeks' rent (£1,384.61). EPC Rating: D. Council Tax Band: B.

- **A lovely two bedroom ground floor apartment to let**
- **Complete with a master bedroom & ensuite shower room**
- **Retaining characterful features & charm**
- **Private and enclosed garden providing outdoor space**
- **Well positioned on the brink of Westons town centre, within reach of amenities and travel routes**
- **Ideal for single occupancy or couples**









Accommodation

Communal Entrance
On approach to the property you are met with a communal entrance door leading to a communal hallway where a storage cupboard houses the electric & water meter. A private entrance door leads to the apartments entrance hallway.

Hallway
With timber effect laminate flooring, radiator, and under stairs storage cupboard housing a wall mounted gas meter and wall light, dado rail, ceiling rose with a ceiling light, doors leading to principal rooms.

Living Room
A characterful living room with a decorative fireplace upon a hearth and surround feature, UPVC double glazed bay style window with timber shutters, radiators, picture rail, a detailed ceiling rose with a ceiling light.

Bathroom
With tiled flooring, a freestanding slipper bath with a shower attachment, a low-level WC, a wash hand basin with a pedestal, a heated towel rail, partially tiled walls, a dado rail, a UPVC double glazed window, timber framed single glazed internal window, ceiling light.

Bedroom Two
A double bedroom with timber effect laminate flooring, a UPVC double glazed bay style window with timber shutters, radiators, picture rail, a ceiling rose with a ceiling light.

Dining
A dining room with timber effect laminate flooring, a radiator, a UPVC double glazed window with a timber shutter, a ceiling rose with a ceiling light, a door leading to the kitchen.

Kitchen
With herringbone style tiled flooring, range of wall and floor storage units with up stands over and a tiled splashback, space and plumbing for appliances, an inset one and a half bowl composite sink and drainer with a 'Swan neck' tap over, an inset four burner gas hob with an extraction hood over, an eye-level oven and grill, an airing cupboard housing a wall mounted gas fired boiler, a UPVC double glazed window, track ceiling spotlights, a door leading to the master bedroom, a UPVC double glazed patio door leading to the private and enclosed rear garden.

Master Bedroom
Master bedroom with timber effect laminate flooring, UPVC double glazed windows with timber shutters, radiators, ceiling light, a door leading to the ensuite shower room, UPVC double glazed patio doors with timber shutters leading to the private and enclosed rear garden.

Ensuite Shower Room
With tiled flooring, a low-level WC, a wash hand basin over vanity unit, an enclosed mains fed shower, a UPVC double glazed window, heated towel rail, partially tiled walls, extractor fan, ceiling spotlights.

<u>Outside</u>

Driveway
On approach to the property you are met with a shared block paved driveway providing one valuable off-street parking space.

Rear Garden
A private and enclosed rear garden opening onto a stone tiled patio with a water supply tap, timber gates leading to the front of the property, a freestanding timber archway leading to an area laid to lawn, a variety of mature bushes, shrubs and trees.
Please note, the pergola, shed and summerhouse have been removed from the property and are not part of the tenancy.



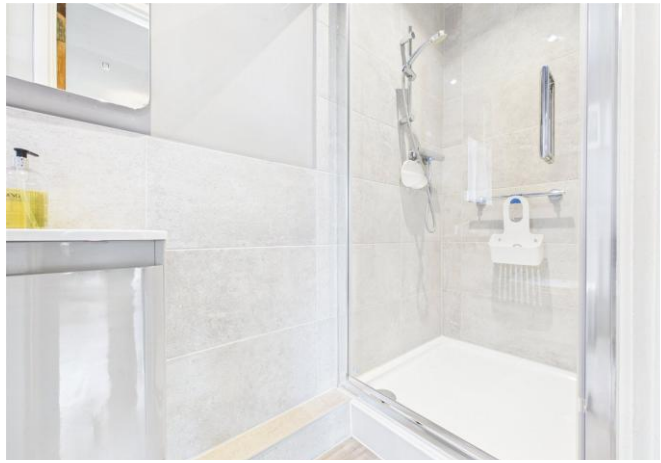














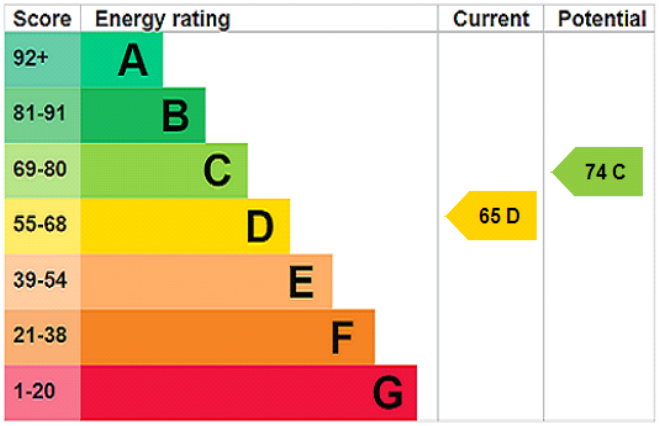












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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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.

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