



**14 Ashcombe Road, Weston super Mare, N Somerset, BS23 3DY**

**£125,000**

- Ground Floor Flat
- Lounge
- Double Glazing & GCH
- EPC D
- Double Bedroom
- Kitchen
- No Chain

# 14 Ashcombe Road, BS23 3DY

Rachel J Homes is pleased to market this Ground Floor Flat ideally situated close to the Town Centre with easy access to Transport Links via Rail and Bus Routes, Shops and Amenities. This property currently has a tenant who would be very interested in continuing to rent the property if a landlord is interested. The accommodation briefly comprises of Communal Entrance Hall, Lounge, Kitchen, Double Bedroom, Shower Room, and Parking on a first come first served basis. Added benefits included double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC

Leasehold

Council Tax Band: A



### **Communal Entrance**

Wooden entrance door, entrance door to upstairs flat, consumer unit and meters, wooden door into;

### **Lounge**

**4.95m by 4.09m (16'3" by 13'5" )**

UPVC Double glazed bay window to front, laminate flooring, cornice, picture rail, radiator, door to bedroom and door to;

### **Kitchen**

**2.59m by 1.55m (8'6" by 5'1" )**

UPVC Double glazed window to front, wall and base units with work surface over and tiled splash back, stainless steel sink and drainer, electric hob with electric oven under, heated towel rail, space for washing machine & fridge freezer, laminate flooring.

### **Shower Room**

UPVC Double glazed window to side, shower cubicle with hot water shower, pedestal wash hand basin, low level W/C, heated towel rail, tiled flooring.

### **Double Bedroom**

**3.86m by 3.78m (12'8" by 12'5" )**

UPVC Double glazed window and door to rear courtyard, laminate flooring, radiator, cornice and picture rail, door to;

### **Rear Courtyard**

Enclosed by wall with AstroTurf.

### **Front Garden**

Off road parking on a first come first serve basis.

### **Additional Information**

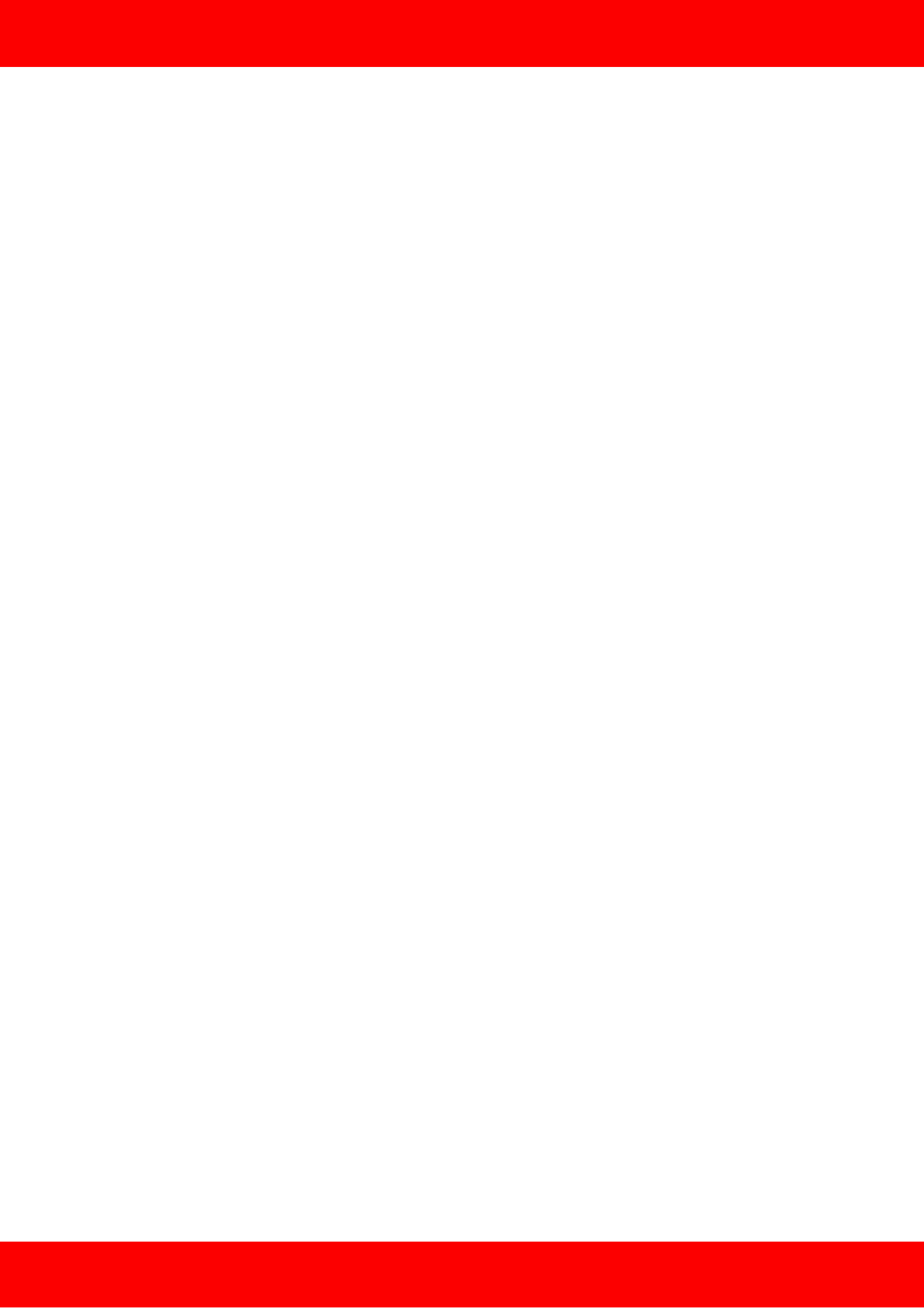
Leasehold - 999 years

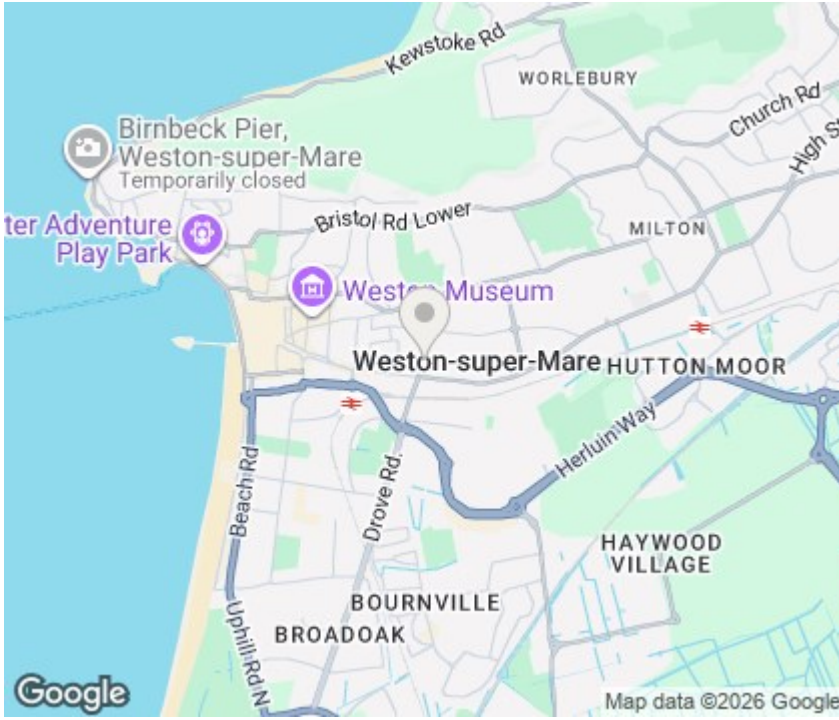
No monthly Maintenance Fee - costs split three ways when required.

Ground Rent - TBC

Council Tax Band A





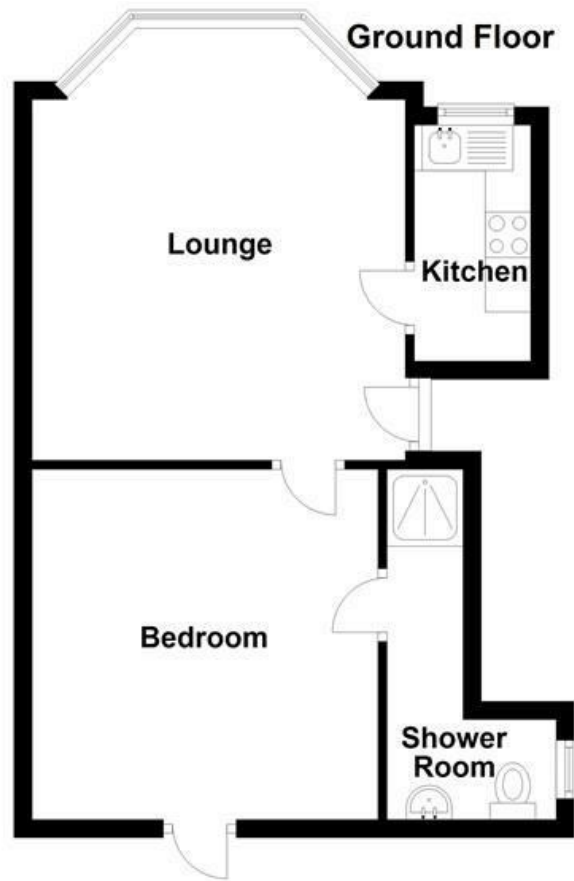


## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

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



Total area: approx. 40.3 sq. metres (434.0 sq. feet)