

3 Bed Terraced In Ashcombe Park Road - NO CHAIN - EPC B -
SOLAR+BATTERY , Weston-Super-Mare, BS23 2YE

£385,000





SHORT DESCRIPTION

NO CHAIN, EPC B, 150 m2 large family home Property Ref: 13210 Council Tax:D Charming 1910 Mid-Terrace House with Modern Amenities Step into the past with all the comforts of the present in this delightful mid-terrace house dating back to 1910. Nestled in a sought-after neighborhood, this property seamlessly blends period charm with contemporary convenience. Key Features: Spacious Living Areas: Two reception rooms provide versatile spaces for entertaining or relaxation, while a large kitchen diner is equipped with quality integrated appliances, including a 5 burner gas hob, extractor, microwave, oven, dishwasher, fridge-freezer, and undercounter freezer. The kitchen island boasts a large sink, perfect for culinary endeavors. Convenient Facilities: A downstairs toilet and separate utility room with a washing machine and condensing dryer offer practicality, alongside coat and boot storage under the stairs. Comfortable Bedrooms: Upstairs, three bedrooms offer peaceful retreats, with one currently serving as a spacious office workroom. Spacious Bathroom: The family bathroom exudes luxury with a rolltop freestanding bath and a walk-in shower, complemented by a separate WC for added convenience. Modern Energy Solutions: Enjoy eco-friendly living with a 3.2 kW solar panel system coupled with a 6.4 kW battery system, along with an OHME EV car charging point, reducing your carbon footprint while saving on energy bills. The solar panels generate approx 2600 kW per year and additionally winter time you can charge up the added batteries overnight on off-peak energy rate. Outdoor Oasis: A beautifully designed front garden welcomes you home, while the rear garden features two large built-up planters and a spacious decking area accessed via French doors from the kitchen diner. A substantial shed provides ample storage for outdoor equipment. Additional Amenities: Benefit from an insulated attic with partly floored space for further storage, double glazing throughout, and a high-quality combi boiler with smart heating controls for optimal comfort and efficiency. Property Details: Size: Approximately 150 square meters Ceiling Height: 260 cm high ceilings throughout Parking: Off-street parking area at the front Location: Situated in a desirable area in Milton, opposite to the beautiful Ashcombe Park, with excellent transport links, schools, and amenities nearby.....

3

Bed Room(s)

1

Bath Room(s)

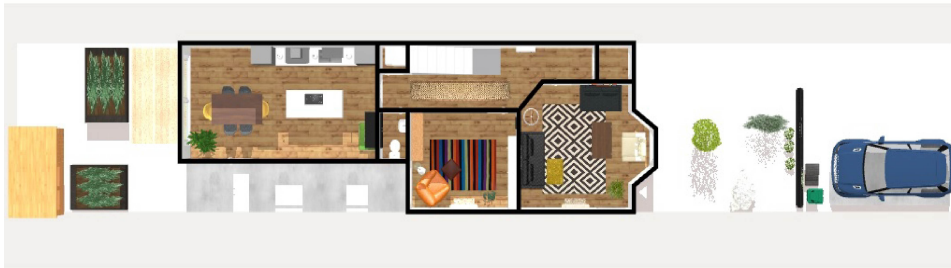
2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Ground Floor



First Floor



Approx. total area: 150 sq m / 1615 sq ft

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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