

A charming converted, semi-detached, two bedroom home set within an intimate, gated community situated on the desirable Milton Hillside. On approach via a grand gated entrance and communal private driveway, this attractive freehold has a well-manicured front garden, creating a wonderful first impression. Whilst being ready to 'move in and pop the kettle on', the property offers comfort and exclusivity with a contemporary design and neutral decor. This property boasts an abundance of charm offering exposed beams, vaulted ceilings and an over-hauled roof. The ground floor comprises a light double bedroom and family sized bathroom. The extremely lovely living room with vaulted ceiling and timber beams offers a warm, cosy space opening to the kitchen for ease of access. The kitchen/dining room is most spacious creating the perfect 'hub of the home', fitted with wall and floor units plus integrated dishwasher and washing machine. On the first floor is another double bedroom with a door to the en-suite. The front of the property offers a tiered gravel area, a private slab patio and a delightful lawn area plus two off-street parking spaces. Viewing is highly recommended by the agent for this unique, beautiful property. The property also benefits from Photo Voltaic (PV) thermal gain panels. EPC Rating C72, Council Tax Band TBA.



- A converted two bedroom, stone built, semi-detached property
- Situated within an intimate, gated community on the desirable Milton Hillside
- Newly renovated – ready to go!
- Private, communal driveway and two off-street parking spaces
- Over-hauled roof
- Charming features within including exposed beams and vaulted ceilings
- Private tiered gravel area to front and side, slab patio area and lawns
- Private patio garden
- PV system offers attractive renewable energy

ACCOMMODATION

Entrance

Step up to composite, double glazed door into hallway.

Hallway

Doors to principal rooms, feature vaulted ceilings, ceiling light.

Bedroom Two 13' 4" x 10' 6" (4.07m x 3.21m)

Double bedroom, UPVC double glazed window, fitted cupboard housing gas fired boiler, radiator, roof access hatch, wall and ceiling lights.

Bathroom 6' 8" x 6' 2" (2.04m x 1.87m)

Low level W/C, pedestal wash hand basin, panelled bath, glass screen and shower attachment over, heated towel rail, ceiling spot lights.

Living Room 14' 0" x 10' 7" (4.27m x 3.23m)

A lovely room, UPVC double glazed window, fitted shelving, vaulted ceiling and timber beams, radiator, opening to kitchen.

Kitchen/ Dining Room 19' 8" x 11' 1" (6.00m x 3.37m) Maximum

Wall and floor units, ceramic sink and drainer, four burner gas hob, oven under and extraction hood over, integrated dishwasher/washing machine, two UPVC double glazed windows, two radiators, ceiling spot lights and ceiling lights, door to stairs. A spacious room.

Stair Flight Rising To First Floor

Bedroom One

UPVC double glazed window, door to en-suite, roof access hatch, ceiling lights, radiator.

En-suite

UPVC double glazed window, low level W/C, pedestal wash hand basin, heated towel rail, enclosed shower, extraction fan, ceiling lights.

Outside

Two off-street parking spaces, tiered gravel area to front and side, private slab patio and lawn area, lighting and water supply.

Tenure

Freehold

Services

Mains electric, gas, water, drainage.

Visitor Parking Areas

Communal Area Contribution

£48.00PCM

Photo Voltaic (PV) Thermal Gain Panels











LOCATION

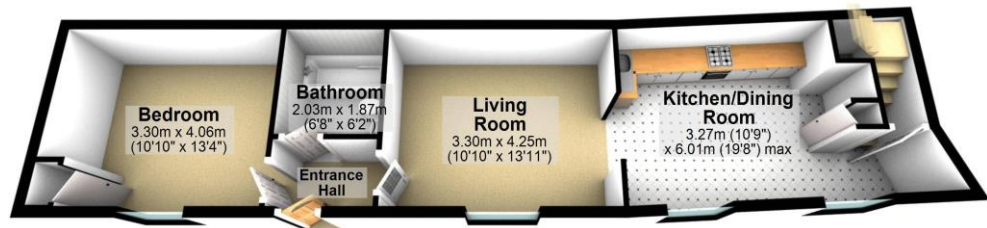
Milton offers many attractive characteristics to prospective residents, and homes in this desirable area are sought after. Various primary schools and Worle secondary school are close by, and local amenities can be found in the nearby areas of Worle, Milton high street, and Weston-super-Mare's town centre with ample shopping and leisure facilities close to hand. Take a short walk up Worlebury hill to discover the fantastic views across to Sand Point and Brean Down, as well as a panoramic view of Weston Bay. A round of golf at the prestigious Worlebury Golf Club is favoured by many in the area, with well-manicured grounds and a busy and sociable club house. For visitors willing to go a little further afield, a short drive out to the surrounding villages and countryside is a must with an abundance of rural activities and Somerset walks to enjoy. Weston is easily accessible for visitors and commuters; Junctions 21/22 provide easy access to the M5 motorway. Weston train station offers excellent transport links to most major towns and cities, and the bus service provides connection to most areas of the town and outlying districts.





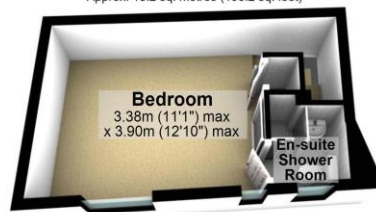
Ground Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



First Floor

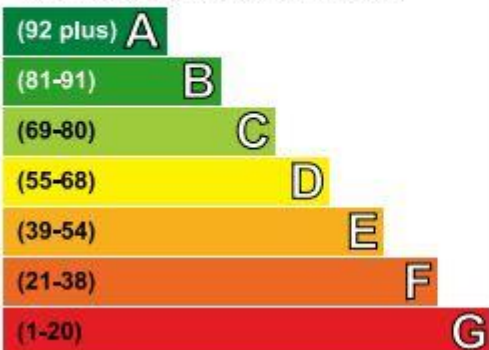
Approx. 18.2 sq. metres (196.2 sq. feet)



Total area: approx. 71.3 sq. metres (767.8 sq. feet)

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
72	83

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.