



40 Westbrook Road, Milton, Weston-s-Mare,
N Somerset, BS22 8JZ

£430,000



Avery's View

A lovely detached bungalow with a loft conversion and self contained basement annexe, situated in a popular road in Milton. The property is offered to the market with no onward chain, and the current owner has recently renovated the property throughout to a great standard, ready to move straight into. The main accommodation of this home comprises; 2 receptions, a kitchen, 3 bedrooms and a bathroom, with a further reception room, kitchen / diner, bedroom, WC and shower room within the basement annexe. A viewing is advised to appreciate what this property has to offer.

Star Features

- Detached Bungalow with Loft conversion.
- Self-Contained Basement Annexe
- Annexe Ideal for Separate Rental Income
- 3 Bedrooms + 1 in the Annexe
- 2 Receptions + 2 in the Annexe
- No Onward Chain
- EPC Rating D

Location

Milton is situated in the centre of Weston and Worle but offers a village feel with a strong local community. You will find a variety of local shops, a doctors surgery, a Primary School, Ashcombe Park, Baytree recreation ground, a train station, and several churches, with Worlebury Golf Club just up the hill. Weston Town Centre and seafront are all within easy reach, with regular bus routes through the area. Milton has a lot to offer!

Gas Central Heating

Untested by agent.

NB

The current sellers purchased the property with the attic space converted. They were not provided with building regulations documentation when they purchased the property.



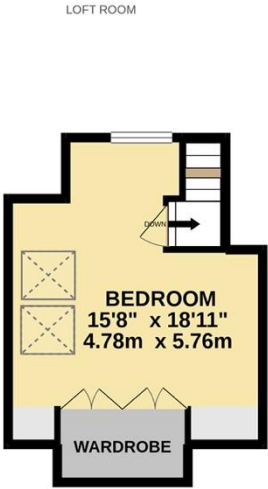
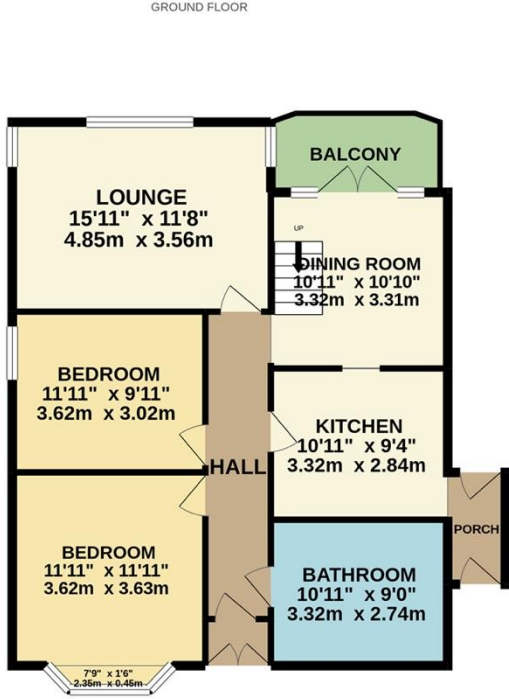
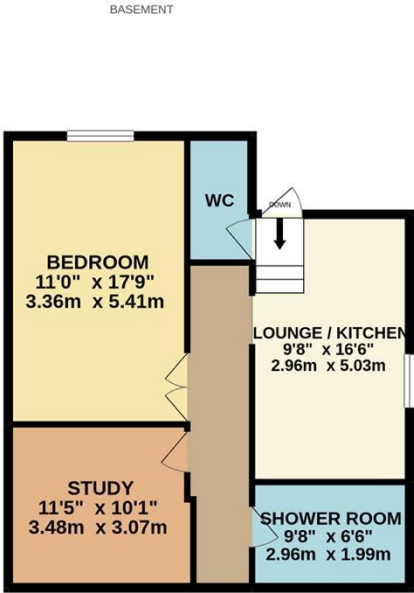


Please Note: If you are considering booking an appointment to view this property, especially if you are travelling any distance, we would like to bring to your attention:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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