



# Rachel J Homes

Estate Agents

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## LOCKING ROAD, MILTON, WESTON SUPER MARE, BS22 8QW



- Older Style Detached House
- Lounge
- Double Glazed and GCH
- Workshop/Office
- Three Bedrooms plus Annexe
- Kitchen/Dining Room plus Utility
- Good Sized Gardens
- EPC E

### £380,000

Rachel J Homes is delighted to market this Older Style Detached House with separate Annexe ideally situated close to Shops, Schools, Amenities and Transport Links via Rail, Bus and M5 corridor. If you are looking for a home that can offer plenty of space inside and out with versatile accommodation and one you can put your own stamp on, make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen/Dining Room, Utility, Downstairs WC, Three Bedrooms, Bathroom, Front and Rear Gardens, Workshop/Office and Driveway for several cars. The Annexe comprises of Lounge, Kitchen, Utility, and Double Bedroom. Added benefits of this home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!

**Entrance Hall** 13' 4" by 6' 6" (4m 6cm by 1m 98cm)

UPVC double glazed front door, UPVC double glazed window to side, radiator, storage cupboard housing Vaillant boiler, understairs cupboard, telephone point, thermostat control, coved ceiling, laminate flooring, stairs to first floor, doors off

**Lounge** 16' 9" by 11' 9" (5m 11cm by 3m 58cm)

Two UPVC double glazed windows to side, two radiators, TV point, stone built fireplace and hearth with inset electric fire, coved ceiling, laminate flooring.

**Kitchen/Breakfast Room** 17' 5" by 10' 1" (5m 31cm by 3m 7cm)

max  
Dual aspect UPVC double glazed windows to front and rear, range of wall and floor units with work surfaces over, one and half bowl single drainer sink unit, space for Rangemaster Electric Oven and Hob, space and plumbing for dishwasher, TV point, Telephone point, part tiled walls, laminate flooring, two radiators, space for table and chairs.

**Utility Room** 13' by 4' 3" (3m 96cm by 1m 30cm)

UPVC double glazed window to side, UPVC double glazed door to garden, cupboard housing fuse board and smart meter, space and plumbing for automatic washing machine, space for tumble dryer, fridge freezer, door to

**Downstairs WC**

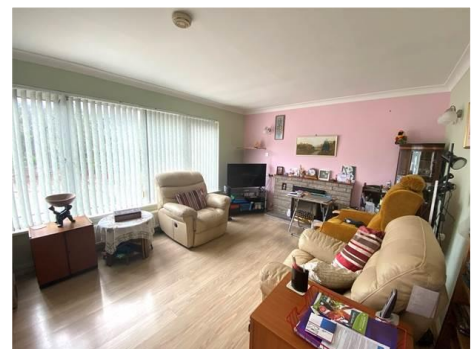
UPVC double glazed window to side, low level WC, wash hand basin, shaver point, tiled walls and floor, heated towel rail, door to annex

**Stairs to First Floor**

Landing - UPVC double glazed window to rear, wooden ladder giving access to loft room, doors off

**Bedroom One** 16' 9" by 9' 9" (5m 11cm by 2m 97cm)

UPVC double glazed window to front and rear, radiator, TV point, Telephone point, coved ceiling.



**Bedroom Two** 11' 9" by 10' 6" (3m 58cm by 3m 20cm)

UPVC double glazed windows to front and side, radiator, TV point, coved ceiling

**Bedroom Three** 8' 7" by 6' (2m 62cm by 1m 83cm)

UPVC double glazed window to front and side, radiator,

**Bathroom** 9' 8" by 6' 4" (2m 95cm by 1m 93cm)

UPVC double glazed window to side, suite comprises of panel bath with wall mounted electric shower over, low level WC, wash hand basin set into vanity unit, tiled walls, wall mounted electric heater, extractor fan, cupboard housing hot water tank.

**Loft Room** 22' 2" by 7' 3" (6m 76cm by 2m 21cm)

Two double glazed Velux windows to side, radiator, eaves storage.

**Annexe**

**Lounge/Diner** 13' 9" by 11' (4m 19cm by 3m 35cm)

Currently used as an office, UPVC double glazed door, UPVC double glazed window to rear, two radiators.

**Kitchen** 11' 5" by 5' 8" (3m 48cm by 1m 73cm)

Two UPVC double glazed windows to side, range of wall and floor units with work surfaces over, stainless steel sink and drainer, space for cooker and fridge, radiator.

**Utility Room** 7' 7" by 5' 8" (2m 31cm by 1m 73cm)

UPVC double glazed window to side, UPVC double glazed door to and window to rear, space and plumbing for washing machine, tumble dryer, and fridge freezer, storage cupboards, radiator

**Double Bedroom** 11' 7" by 9' 8" (3m 53cm by 2m 95cm)

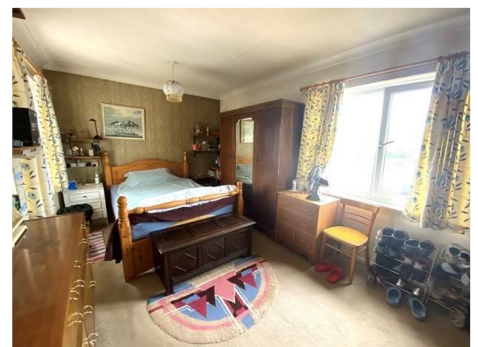
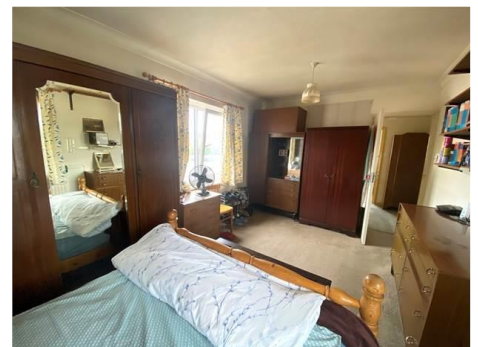
UPVC double glazed window to front, radiator, built in wardrobes and storage cupboards.

**Shower Room** 9' 3" by 6' 7" (2m 82cm by 2m 1cm)

Two UPVC double glazed windows to side, corner shower cubicle, with wall mounted shower, vanity wash hand basin, low level WC, heated towel rail, extractor fan, storage cupboard, tiled walls and flooring.

**Front Garden**

Part fence and wall surround, laid to chippings, borders with mature shrubs and bushes.



### **Rear Garden**

Enclosed by part fence and walling, area to laid to patio, concrete and lawn, vegetable plot, greenhouse, wooden sheds, outside tap, rear and side gates

### **Workshop/Office and Driveway**

Accessed from the rear of the property, UPVC double glazed patio doors to front, UPVC double glazed door to side (into garden), UPVC double glazed window to rear, light and power, electric radiators and insulated.

Driveway to the front of the property for several vehicles.

### **Additional Information**

Council Tax Band E £2549.79

### **Agents Note**

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

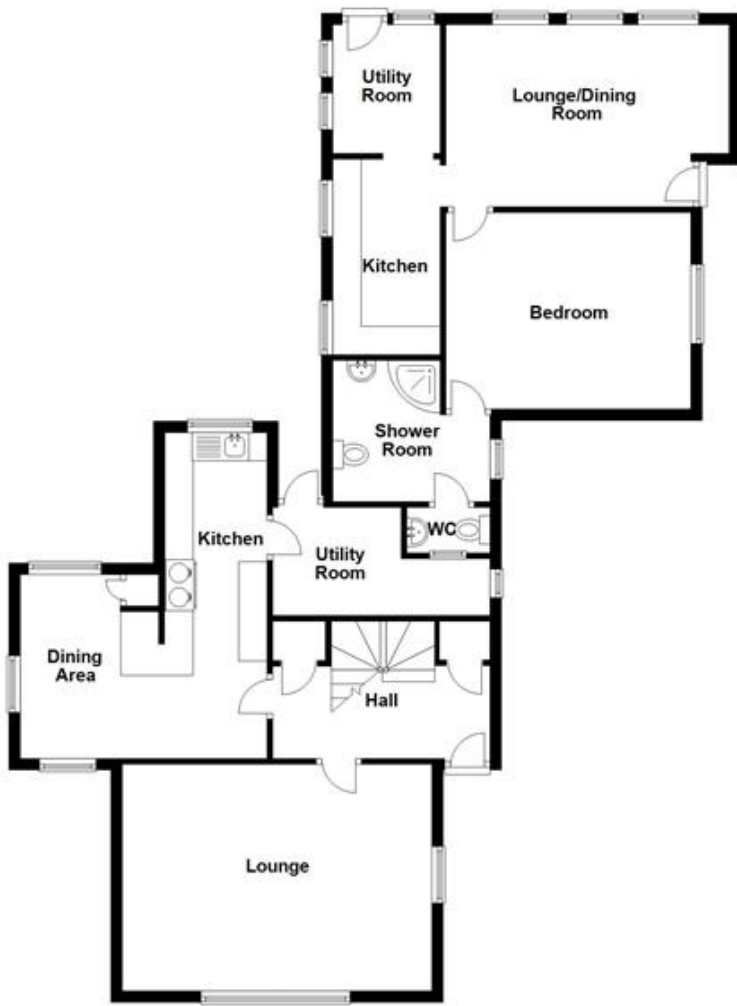






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

Ground Floor



First Floor

