



# Rachel J Homes

*Estate Agents*

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## MILTON PARK ROAD, MILTON, WESTON SUPER MARE, BS22 8DZ



- 1930's Semi Detached Bungalow
- Lounge
- Conservatory
- No Chain
- Two Double Bedrooms
- Kitchen/Diner
- Rear Garden with Views
- EPC D

### £260,000

Rachel J Homes is delighted to market this 1930's Semi Detached Bungalow ideally situated in Milton and enjoying an elevated position with views. If you are looking for somewhere that is close to shops, bus routes and amenities then make sure this is on your list to view. The good sized accommodation briefly comprises of Entrance Hall, Lounge, Kitchen/Diner, Conservatory, Two Double Bedrooms, Bathroom, Front and Rear Gardens, and Driveway. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!!

### Entrance

UPVC Double glazed entrance door into porch, internal door with stain glass window, radiator, doors off, two storage cupboards - one housing boiler and one housing meters and consumer unit.

### Lounge 16' 5" by 9' 11" (5m by 3m 2cm)

UPVC Double glazed dual aspect windows to side and rear, feature stone fireplace, radiator, T.V point, door to;

### Kitchen/Diner 11' 7" by 9' 2" (3m 53cm by 2m 79cm)

UPVC Double glazed dual aspect windows to side, range of wall and base units with work surface, fully tiled walls, stainless steel sink and drainer, space for free standing cooker, washing machine and fridge freezer, UPVC Double glazed door to;

### Conservatory 9' 9" by 7' 11" (2m 97cm by 2m 41cm)

UPVC double glazed and brick construction, polycarbonate roof.

### Bedroom One 11' 9" by 9' 11" (3m 58cm by 3m 2cm)

UPVC Double glazed bay window to front, radiator.

### Bedroom Two 11' 9" by 9' 6" (3m 58cm by 2m 90cm)

UPVC Double glazed window to side, radiator.

### Bathroom 5' 9" by 5' 8" (1m 75cm by 1m 73cm)

UPVC Double glazed window to side, white suite consists of panel bath with mixer shower over, low level W/C, pedestal wash hand basin, fully tiled walls, radiator.

### Rear Garden

Enclosed by fencing, laid mainly to lawn with mature shrubs, storage shed, raised seating area with views and greenhouse.

### Car Port/ Storage

UPVC Construction with off road parking, gate giving access to rear.

### Front

Steps down to front door, decorative gravel with mature shrubs and driveway to side.



### 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.

### Additional Information

Freehold Property.

Council Tax Band C - Approx.£1854.39 Per Annum







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 79.9 sq. metres (860.5 sq. feet)