



# Rachel J Homes

*Estate Agents*

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## MILTON ROAD, WESTON SUPER MARE, BS23 2SP



- Older Style Semi Detached House
- Two Attic Rooms
- Kitchen/Breakfast Room & Utility
- Garage & Parking
- Four Good Sized Bedrooms
- Three Reception Rooms
- Gardens on Three Sides
- EPC D

### £380,000

Rachel J Homes is delighted to market this Attractive and Spacious Semi Detached House ideally situated on a corner plot and offers versatile accommodation for growing families. If you are looking for somewhere to put your own stamp on and want to be close to the Town Centre, Transport Links, Schools and Amenities then make sure this is on your list to view. The great sized accommodation briefly comprises of Entrance Porch, Entrance Hall, Lounge, Dining/Sitting Room, Study, Kitchen/Breakfast Room, Utility, Four Bedrooms, Bathroom, Two Attic Rooms with Bathroom, Gardens to three sides, Garage and Driveway. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



### Entrance Porch

UPVC Double glazed and brick construction, wood and glass door into;

### Entrance Hall

Telephone point, radiator, under stairs storage cupboard, stairs to first floor, doors off.



### Lounge 16' 9" into bay x 12' 2" (5.11m x 3.71m)

UPVC Double glazed bay window to front which faces South, living flame gas fire set into feature surround, picture rail, TV point, radiator.



### Study 8' 7" x 8' 3" (2.64m x 2.53m)

UPVC Double glazed box bay window with stained glass to front, picture rail, radiator.



### Dining Room 13' 8" x 11' 1" into recess (4.18m x 3.40m)

Internal glazed wooden doors and side panels into Utility, picture rail, wall mounted electric fire, radiator.

### Kitchen/Breakfast Room 16' 10" x 9' 1" (5.14m x 2.79m)

Two UPVC Double glazed windows to side, range of wall and base units with work surface over and tiled splash back, sink and drainer with mixer tap over, space for for washing machine, slimline dishwasher, under counter fridge and range cooker with extractor over, wall mounted Combination Vaillant boiler, radiator, door to:



### Utility 13' 6" x 11' 6" (4.13m x 3.52m)

UPVC Double glazed window and double glazed wooden door to rear garden, range of base units with work surface over, space for tumble dryer, radiator, tiled flooring, door to:

### Downstairs WC

UPVC Double glazed window to rear, low level W/C, pedestal wash hand basin, fitted storage cupboard, radiator, tiled floor.

### Stairs to First Floor Landing

Double return stairs, two UPVC Double glazed windows to side, storage cupboard, stairs to attic rooms, doors off.

### Bedroom One 16' 11" x 11' 0" (5.16m x 3.37m)

UPVC Double glazed bay window to front, picture rail, built-in wardrobes, wash hand basin, radiator.

### Bedroom Two 13' 8" x 8' 7" (4.18m x 2.63m)

UPVC Double glazed window to rear, picture rail, under stair storage cupboard, wash hand basin, radiator.

### Bedroom Three 9' 9" x 9' 3" (2.98m x 2.83m)

Upvc Double glazed window to side, picture rail, wash hand basin, radiator.

### Bedroom Four 8' 9" x 8' 3" (2.68m x 2.53m)

UPVC Double glazed window to front with stained glass, picture rail, radiator.

### Bathroom 4" x 5' 11" (1.95m x 1.82m)

UPVC Double glazed window to side, panel bath with electric shower over, part tiled walls, pedestal wash hand basin, low level W\C, heated towel rail.

### Separate WC

UPVC Double glazed window to side, low level W/C.

### Stairs to Second Floor

Stairs up to landing space.

### Attic Room 1 11' 10" x 10' 0" (3.62m x 3.07m)

UPVC Double glazed window to front, access to eaves storage, radiator.

### Attic Room 2 9' 1" x 7' 3" (2.78m x 2.21m)

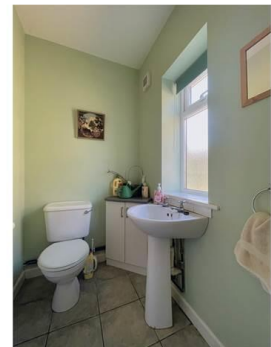
UPVC Double glazed window to rear, radiator.

### Bathroom 9' 10" x 4' 6" (3.01m x 1.38m)

UPVC Double glazed window to side, panelled bath, wash hand basin, tiled splash backs, low level W/C.

### Rear Garden

The property enjoys gardens to 3 sides, enclosed by a selection of hedges and mature fruit trees. The front garden is mainly laid to lawn with pathway and gated access to further side garden with raised vegetable plot and gravel area to rear. Personal gate to garage and driveway.



## Garage

Detached Garage to the rear of the property with up-and-over door, power and light and off road parking to the front.

## Additional Information

Freehold Property

Council Tax Band E - Approx.£2676.49 Per Annum

## 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		79   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

**Ground Floor**  
Approx. 78.9 sq. metres (849.3 sq. feet)



**First Floor**  
Approx. 61.5 sq. metres (662.1 sq. feet)



**Second Floor**  
Approx. 22.9 sq. metres (246.5 sq. feet)

