



# Rachel Homes

Estate Agents

01934 621299  
rachelhomes.co.uk

## CLARKSON AVENUE, MILTON, WESTON SUPER MARE, BS22 8EJ



- Detached Bungalow in Milton
- One/Two Reception Rooms
- Lots of Potential
- No Chain
- Two/Three Bedrooms
- In Need of Modernisation
- Garage and Parking
- EPC E

**£280,000**

Rachel J Homes is delighted to market this Detached Bungalow situated in the popular location of Milton, close to local shops, amenities, schools and transport links. First time on the market in over 50 years, this is a fantastic opportunity with potential to update and improve and make it your own home. The versatile accommodation briefly comprises of Entrance Porch, Entrance Hall, Lounge, Dining Room/Bedroom Two, Three Bedrooms, Bathroom, Front and Large Rear Garden, Garage and Driveway. Added benefits of this property include some double glazing and gas central heating. Accompanied viewings- CALL NOW!!!



### Entrance Porch

Single glazed and wooden construction, tiled flooring, wood and glass door into;

### Entrance Hall

Double glazed window to front, radiator, doors off.



### Lounge 15' 1" by 11' 8" (4m 61cm by 3m 55cm)

Double glazed bay window to rear, picture rail, gas fire with back boiler behind, cupboard with heating controls and water pump.



### Kitchen 10' 4" by 8' 2" (3m 16cm by 2m 50cm)

Two Double glazed windows to side, range of wall and base units with work surface over and tiled splash back, stainless steel sink and drainer, space for cooker, washing machine and under counter fridge, consumer unit, wooden door to;



### Rear Porch

Upvc Double glazed window and sliding doors to side, larder cupboard.

### Bedroom One/Dining Room 15' by 11' 11" (4m 58cm by 3m 64cm)

Double glazed bay window to front, picture rail, two radiators.



### Bedroom Two 13' 3" by 12' 6" (4m 3cm by 3m 81cm)

Single glazed window to front porch, picture rail, cupboard housing water tank.

### Bedroom Three 12' by 9' 7" (3m 67cm by 2m 92cm)

Double glazed window to rear, radiator, picture rail.



**Bathroom** 8' 3" by 6' 6" (2m 52cm by 1m 97cm)

Double glazed window to side, panel bath with electric shower over, pedestal wash hand basin, low level W/C, radiator, storage cupboard.

**Rear Garden**

Enclosed by part fencing and part walling, mainly laid to lawn, flower, shrub and vegetable areas.

**Material Information**

Freehold Tenure

Council Tax Band D £2113.28 2024/2025

Mains Gas, Electric, Water and Sewerage

Broadband connection TBC

**Agents Note**

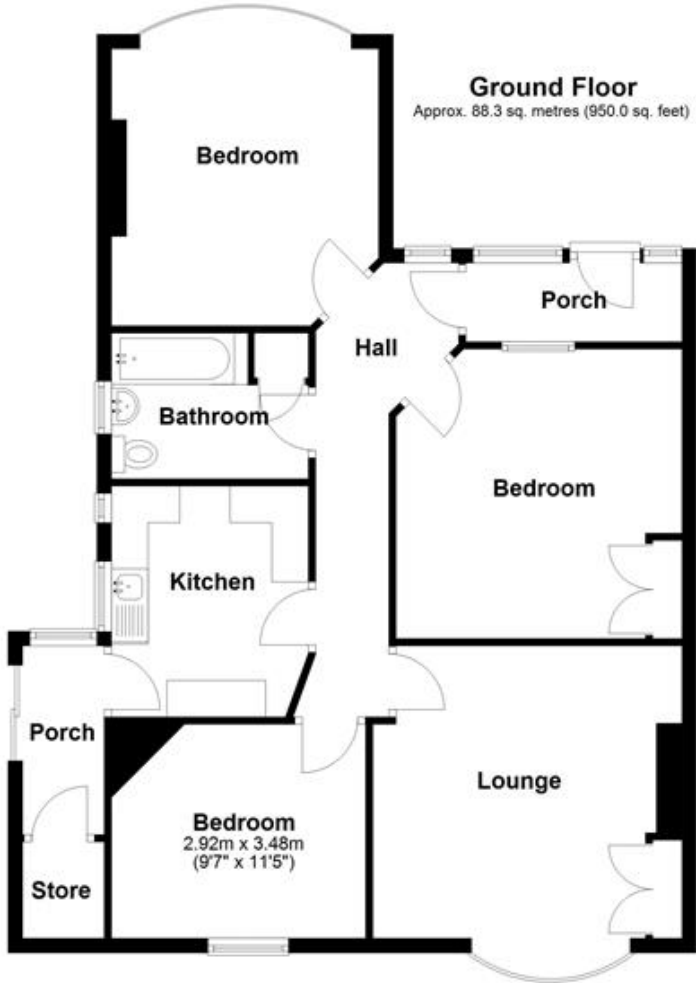
All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are 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		84   B
69-80	C		
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		



Total area: approx. 88.3 sq. metres (950.0 sq. feet)