



27 Cardigan Crescent, Milton, Weston super Mare, BS22 8NS

£325,000

- Three Double Bedrooms
- Kitchen & Utility Area
- Good Sized Rear Garden
- EPC D
- Lounge/Diner & Conservatory
- Bathroom & Shower Room
- No Chain

27 Cardigan Crescent, Weston super Mare BS22

8NS

Rachel J Homes is delighted to market this Detached Bungalow located in a popular cul de sac in Milton, situated close to Shops, Transport Links, and Amenities. If you are looking for a good sized home that you can put your own stamp on, make sure this is on your list to view. The good sized accommodation briefly comprises of Entrance Hall, Lounge/Diner, Conservatory, Kitchen, Lean to Utility Area, Three Double Bedrooms, Bathroom and Shower Room, Front and Good Sized Rear Garden, Garage and Driveway. Added benefits of this home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!!



Freehold

Council Tax Band:



Entrance Hall

Double glazed door, tiled floor, radiator, cupboard housing consumer unit and meters, doors off

Lounge

5.16 by 3.53 (16'11" by 11'6")

UPVC double glazed window to front, electric fire with surround, radiator, TV point,

Conservatory

4.83 by 2.31 (15'10" by 7'6")

Part UPVC and part brick built, polycarbonate roof, tiled floor, doors to garden

Kitchen

5.51 by 2.26 (18'0" by 7'4")

UPVC double glazed window to front, UPVC door to side, range of wall and floor units with work surfaces over, built in electric hob with extractor hood over, eye level double electric oven, one and half bowl stainless steel sink unit, space for fridge freezer, space for dishwasher, cupboard housing combination boiler, part tiled walls and tiled floor, radiator.

Side Utility/Lean To

8.84 by 1.19 (29'0" by 3'10")

Covered walkway with doors to the front and rear, storage cupboard, space for washing machine, tumble dryer, chest freezer, outside tap.

Bedroom One

4.14 by 3.25 (13'6" by 10'7")

Two UPVC double glazed windows to rear, built in wardrobe, radiator.

Bedroom Two

4.32 by 2.57 at widest (14'2" by 8'5" at widest)

Double aspect, UPVC double glazed window to side and front, radiator, wash hand basin set in vanity unit.

Bedroom Three

3.25 by 3.00 (10'7" by 9'10")

UPVC double glazed window to rear, radiator, wash hand basin set in vanity unit.

Bathroom

2.03 by 1.63 (6'7" by 5'4")

Two UPVC double glazed windows to side, low level WC, pedestal wash hand basin, panel bath, tiled floor and part tiled walls, radiator.

Shower Room

UPVC double glazed window to front, low level WC,

wash hand basin, shower cubicle with electric shower, radiator,

Front Garden

Open plan and laid to block paving for further parking if required.

Rear Garden

Good sized garden, enclosed by walls and mainly laid to lawn with patio area, wooden summerhouse, currently used as a games room, side access, shed and greenhouse, outside tap.

Summerhouse

Garage

Up and over door.

Material Information

Freehold Tenure

Council Tax Band D £2189.86

Mains Utilities Elec, Gas, Water and Sewerage.

Broadband unknown

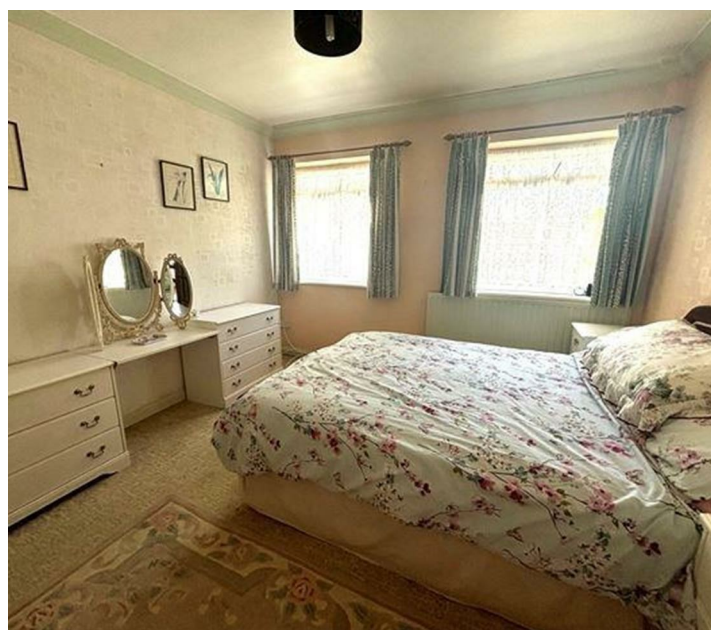
No known mobile signal issues

No flooding in the last 5 years.

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.







Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

