



70 Farm Road, Milton, Weston super Mare, N Somerset, BS22 8BD
£325,000

- Two Double Bedrooms
- Conservatory
- Garage and Driveway
- EPC D
- Lounge and Dining Room
- Double Glazed and GCH
- No Chain

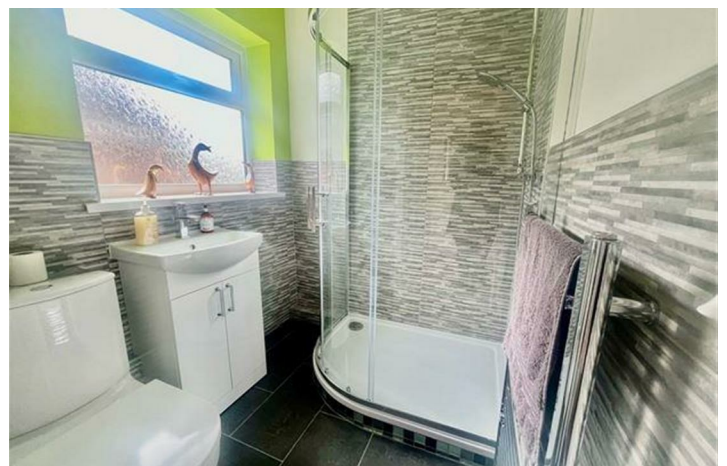
70 Farm Road, Weston super Mare BS22 8BD

Rachel J Homes is delighted to market this Well Presented 1930's Detached Bungalow ideally situated in a popular road in Milton and offers plenty of space both inside and out. The well proportioned accommodation briefly comprises of Entrance Porch, Hallway, Lounge, Dining Room, Conservatory, Kitchen with Pantry, Two Double Bedrooms, Refitted Shower Room, Front and Rear Gardens, Garage and Driveway. Added benefits of this lovely home include double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!



Freehold

Council Tax Band: D



Entrance Porch

Glazed front door, tiled floor, glazed door with side windows leads into inner hallway with radiator and doors leading off.

Lounge

4.06 by 3.96 (13'3" by 12'11")

UPVC double glazed bay window to front and side, wall mounted electric feature fire, radiator, TV point, coved ceiling.

Kitchen

3.58 by 2.97 (11'8" by 9'8")

UPVC double glazed window to side, UPVC double glazed door to conservatory, range of wall and floor units with work surfaces over, single drainer stainless steel sink unit with mixer tap over, space for fridge freezer, dishwasher and automatic washing machine, double eye level oven, part tiled walls, tiled floor, access to loft above and inner door leading to pantry with additional storage for tumble dryer.

Dining Room

3.30 by 3.00 (10'9" by 9'10")

UPVC double glazed window to side, radiator, cupboard housing combination boiler,

Conservatory

5.74 by 2.69 (18'9" by 8'9")

Part UPVC double glazed and part brick built, polycarbonate roof, radiator, tiled floor, UPVC double glazed door to rear.

Bedroom One

3.84 by 3.35 (12'7" by 10'11")

UPVC double glazed window to side, radiator, built in wardrobes.

Bedroom Two

3.33 by 3.28 (10'11" by 10'9")

UPVC double glazed window to rear, radiator, built in wardrobes.

Shower Room

2.36 by 1.68 (7'8" by 5'6")

UPVC double glazed window to side, white suite comprise of corner shower cubicle with double headed shower, low level WC, wash hand basin set into vanity unit, heated towel rail, part tiled walls, tiled floor.

Front Garden

Enclosed by walling, laid to paving, mature shrubs.

Rear Garden

Enclosed by fencing, mainly laid to lawn, with patio area, mature shrub borders, side access gate and outside tap.

Driveway and Garage

Driveway parking for several cars leading to garage with up and over door fitted with light and electric.

Material Information

Freehold Tenure

Council Tax Band D £2189.86 2024 / 2025

Mains Electric, Gas, Water and Sewerage

Broadband 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.







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		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

