



1A Farm Road, Milton, Weston super Mare, N Somerset, BS22 8BA
£360,000

- Three Bedrooms, Ensuite to Master
- Kitchen/Dining Room
- Low Maintenance Garden
- EPC C
- Lounge
- Double Glazed and GCH
- No Chain

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Rachel J Homes is delighted to market this Well Presented Detached House, ideally situated in Milton close to local Shops, Schools, Amenities, Transport Links and Ashcombe Park. If you are looking for a modern home that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Kitchen/Diner, Utility, Three Bedrooms, Ensuite to Master, Family Bathroom, Low Maintenance Garden, Garage and Driveway. Added benefits of this super home include Double Glazing, Gas Central Heating plus there is no onward chain. Accompanied viewings - CALL NOW!!!



Freehold

Council Tax Band: D



Entrance Hall

Composite front door, cupboard understairs, oak wood flooring, stairs to first floor, doors off

Downstairs WC

UPVC double glazed window to front, low level WC, wash hand basin, radiator, oak wooden flooring

Lounge

4.83 by 3.96 (15'10" by 12'11")

Two UPVC double glazed window to front, TV point, phone point, radiator, oak wooden flooring, open doorway to

Kitchen/Dining Room

7.90 by 2.97 (25'11" by 9'8")

UPVC double glazed patio doors and window to rear, range of wall and floor units with work surfaces over, eye level electric double oven, gas hob, extractor hood over, single drainer stainless steel sink unit with mixer tap, integral fridge and dishwasher, part tiled walls, oak wooden flooring, space for table and chairs.

Utility

UPVC double glazed door and window to rear, range of wall and floor units with work surface over, plumbing for automatic washing machine, single drainer stainless steel sink unit with mixer tap, cupboard housing combination boiler, oak wooden flooring, internal door to garage.

Landing

Access to loft, doors off

Bedroom One

4.65 by 2.06 (15'3" by 6'9")

UPVC double glazed window to front, radiator, built in wardrobes, door to

Ensuite

2.26 by 1.78 (7'4" by 5'10")

UPVC double glazed window to rear, low level WC, wash hand basin, shower cubicle, radiator, tiled floor.

Bedroom Two

3.07 by 2.97 (10'0" by 9'8")

UPVC double glazed window to side, Velux window, radiator.

Bedroom Three

2.84 by 2.59 (9'3" by 8'5")

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

Bathroom

UPVC double glazed window to rear, white suite comprises of panel bath, panel bath, pedestal wash hand basin, shower cubicle, tiled floor, part tiled walls, inset spotlights, extractor fan.

Rear Garden

Courtyard style, enclosed by fencing, laid to patio with mature shrub borders, side access gate

Garage and Driveway

Up and over door with power and lighting. Driveway to the front.

Material Information

Freehold Tenure

Council Tax Band D £2189.86

Broadband

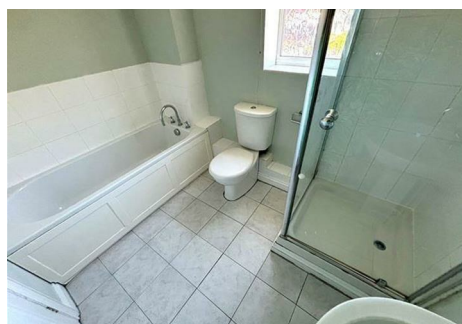
Mains Electric, Gas, Water and Sewerage

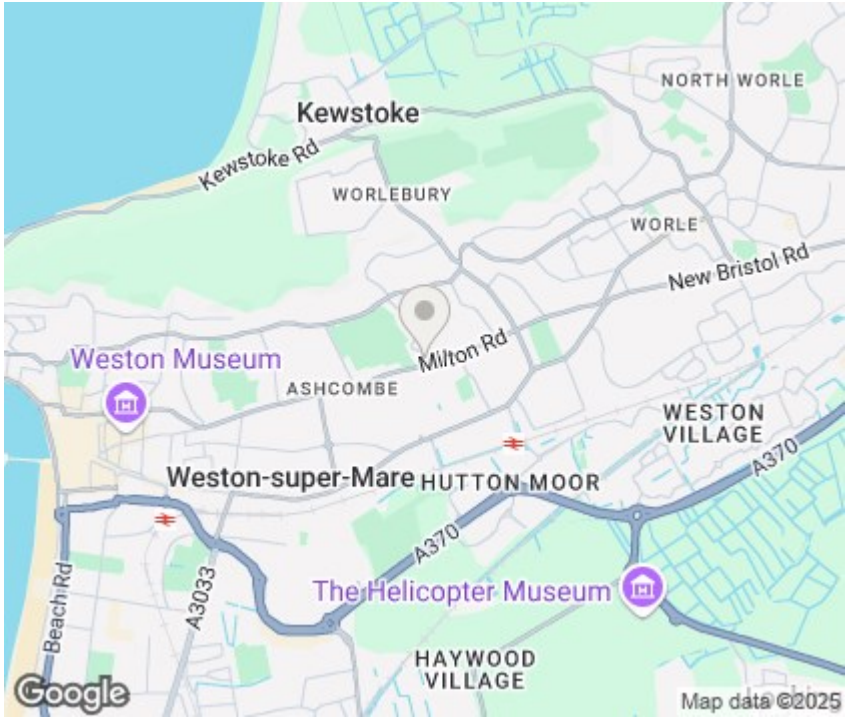
Agents Note

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(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	



Total area: approx. 126.0 sq. metres (1355.8 sq. feet)