



# Rachel Homes

*Estate Agents*

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## FARM ROAD, MILTON, WESTON SUPER MARE, BS22 8BA



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

### £360,000

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!!!

### **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** 15' 10" by 13' (4m 83cm by 3m 97cm)

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

### **Kitchen/Dining Room** 25' 11" by 9' 9" (7m 90cm by 2m 96cm)

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** 15' 3" by 6' 9" (4m 65cm by 2m 6cm)

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

### **Ensuite** 7' 5" by 5' 10" (2m 27cm by 1m 77cm)

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

### **Bedroom Two** 10' 1" by 9' 9" (3m 8cm by 2m 97cm)

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



**Bedroom Three** 9' 4" by 8' 6" (2m 84cm by 2m 59cm)  
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.









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