

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



**Milton    £365,000**

- \* Modernised Detached Bungalow
- \* Re-Fitted Bathroom
- \* 2 Double Bedrooms
- \* South Facing Rear Garden
- \* 16'10" Kitchen/breakfast Room
- \* Driveway & Garage



**114 High Street, Worle, BS22 6HD**

## 14 Newbourne Road, Milton, Weston-super-Mare, BS22 8NF

### Description

A modernised and much improved 2 bedroom detached bungalow occupying a favoured level position within reach of local shops and facilities as well as regular bus services on the Locking Road including the XI and Bristol Airport Flyer. Many will also appreciate the benefits of a southerly facing rear garden and an adjacent garage, plus a good size driveway providing ample off road parking. Improvements include re-fitting the kitchen and bathroom, rewired, redecoration and landscaping the gardens.

### Accommodation

#### Entrance

Side porch to

#### Entrance Hall

Built-in cupboard with double doors, radiator, access to loft space.



**Living Room** 18' 1" x 11' 8" (5.51m x 3.55m) maximum. 2 vertical radiators. Double glazed window to side plus double glazed French doors to the rear garden.

**Kitchen/Breakfast Room** 16' 10" x 9' 3" (5.13m x 2.82m)

Re-fitted with a range of wall and base units with work surfaces, 'metro' style tiling to splashbacks and incorporating single drainer sink unit with mixer tap over. Space for undercounter fridge and freezer. Breakfast bar. Built-in electric oven and 5 ring induction

hob. Dual aspect double glazed window to front and side.

**Bedroom 1** 13' 7" x 10' 2" (4.14m x 3.10m) maximum plus built-in airing cupboard with central heating boiler. Vertical radiator, 2 double glazed windows to rear.

**Bedroom 2** 10' 7" x 10' 3" (3.22m x 3.12m) Vertical radiator, double glazed window to front.

### Bathroom

Re-fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin and Low level WC. Ladder style radiator, fully tiled walls. Obscure double glazed window to side.

### Outside

Front garden has been landscaped with stone chippings, 'railway sleepers', bark chippings and shrubs. The adjacent driveway provides ample off road parking, leading to a garage with double doors. Gated side access to the landscaped rear garden, designed for low maintenance, measuring 45' x 30' and enjoying a southerly facing aspect. Laid to mixture of patio and seating areas to take advantage of the sun at different times of the day, lawn, decking and enclosed by panelled fencing.

### Tenure

Freehold



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

## Material Information

We have been advised the following;

Electricity- Mains

Gas - Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

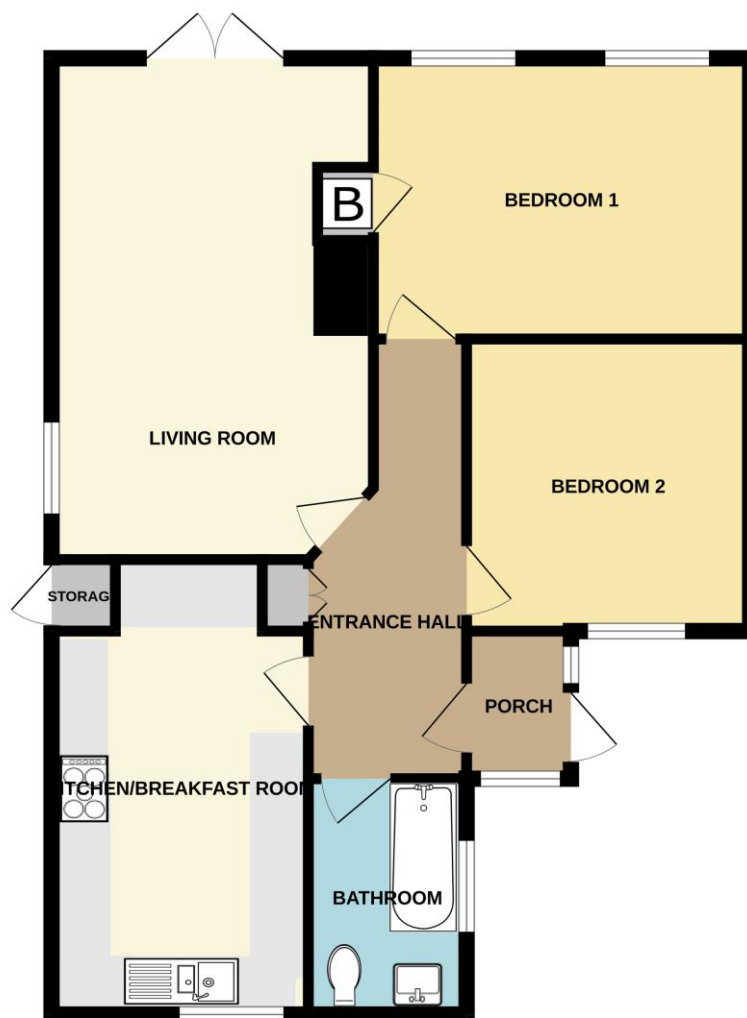
Mobile Signal- Visit the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

EPC - TBC



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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