



**Hobbs & Webb**

**MILBURY GARDENS**  
Weston-Super-Mare, BS22 9BT

Price £499,950



An immaculately presented detached three storey house built in 2017 by Summerfield Homes and completed to the highest standards. The property has been intelligently designed to taken advantage of the superb views by incorporating a tiered garden backing on to Woodland giving a good degree of privacy and which you can enjoy the sun all through the day and watch the beautiful sunset in the evening. The ground floor accommodation comprises a entrance hall with useful storage cupboard, ground floor cloakroom, utility room and door to integral garage with power and lighting. Stairs rise to the first floor where the property boasts a spacious 20' Living Room with West facing Juliet style balcony, further cloakroom and Kitchen/Dining Room fitted with 'Quartz' worktops, 'Magnet' cupboard, 'SMEG' appliances and French doors which lead out to the rear garden. On the top floor you will find three good size double bedrooms with the master also benefiting from lovely 'Juliet' balcony, fitted wardrobes and en-suite shower room , and a well proportioned family bathroom. To the front of the property is a long driveway allowing parking for several vehicles and a well maintained front garden. Milbury Garden is positioned just off Milton Hill just a short walk to Worlebury Golf Club, Worlebury Primary School and Weston Woods. Local amenities can be found in Milton, Worle Village and Weston Town Centre.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 644664**

[info@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Entrance Hall

Entered via a composite obscured double glazed front door. Wood effect laminate flooring, radiator, wall mounted thermostat, stairs rising to first floor landing with cupboard below, separate cupboard and doors to Utility Room and Integral Garage.

## Utility Room

5'11 x 8'3 (1.80m x 2.51m)

Fitted with a matching range of white gloss 'Magnet' cupboard units with work surfaces over and white tiled splash backs. Inset one bowl stainless steel sink and drainer unit with mixer tap over. Space and plumbing for washing machine and tumble dryer. Wall mounted 'Ideal' gas boiler servicing hot water and heating for the property. uPVC double glazed window to front, radiator and wood effect laminate flooring.

## Ground Floor Cloakroom

Low level WC, wall mounted wash hand basin with mixer tap over, glass splash back and mirror over, radiator, extractor fan and wood effect laminate flooring.

## Integral Garage

18' x 9'2 (5.49m x 2.79m )

Electric up and over door, power and lighting.

## First Floor Landing

Smoke alarm, stairs rising to second floor landing and doors to Cloakroom, Lounge and Kitchen/Dining Room.

## First Floor Cloakroom

Low level WC, wall mounted wash hand basin with mixer tap over, glass splash back and mirror over. uPVC obscured double glazed window to side, radiator, extractor fan and wood effect laminate flooring.

## Lounge

20'9 x 11'9 (6.32m x 3.58m)

A lovely bright and airy lounge with west facing uPVC double window and French doors leading to 'Juliet' balcony, radiator, television and telephone points.

## Kitchen/Dining Room

20'9 x 11'5 (6.32m x 3.48m)

A stunning kitchen/dining room perfect for hosting family and friends. Comprising a range of high quality 'Magnet' white fusion floor and wall cupboard and drawer units with soft close doors and 'Negro Tebas Quartz' work surfaces, upstands and white tiled splash backs. Underslung Blanco sink with Vado Eli Mano single lever mixer tap. Fitted with all 'SMEG' appliances including Ingegrated 50/50 fridge/freezer and integrated dishwasher. Built in wall mounted ' A ' rated double electric oven in stainless steel. Four ring ceramic hob with stainless steel extractor canopy over. uPVC double glazed window to rear, radiator, wood effect laminate flooring and uPVC double French doors leading to rear garden.

## Second Floor Landing

Loft access, smoke alarm, wall mounted thermostat and doors to Bedrooms and Bathroom.

# PROPERTY DESCRIPTION

## Bedroom One

14'11 x 13'7 (4.55m x 4.14m)

uPVC double glazed French doors leading to 'Juliet' balcony, built in wardrobe with sliding mirrored doors, radiator, television and telephone point and door to En-suite.

## En-suite Shower Room

6'3 x 5'7 (1.91m x 1.70m)

White contemporary suite comprising of grey fully tiled double shower cubicle with 'Triton' electric shower in black gloss finish and sliding door. Ideal standard wash hand basin with chrome mixer tap over and low level W.C from the Playa range. 'Kermi' heated towel rail in a metallic finish, ceramic floor tiles, extractor fan and uPVC obscured double glazed window to front.

## Bedroom Two

12'11 x 11'5 (3.94m x 3.48m)

uPVC double glazed window to rear, built in wardrobe with sliding mirrored doors and radiator.

## Bedroom Three

9'7 x 9' (2.92m x 2.74m)

uPVC double glazed window to rear and radiator.

## Driveway & Front Garden

A hard standing driveway allowing parking for several vehicles and access to garage. External power point. Pathway leading to front door and side gate leading to storage area. Lawn area with mature flowers and shrubs. Steps up to slate path and gate leading to rear garden.

## Rear Garden

Access via side gate or from the kitchen/dining room, this lovely tiered garden enjoys a high degree of privacy due to backing on to woodland and a sunny aspect all day. The bottom tiered is laid to patio with shed to the side, decked steps leading to a second patio area which is perfect for host guests. The top tier is where you truly get to appreciate the fantastic views across Weston-super-Mare and is a perfect spot to enjoy the sunset on a summers evening.

## Material Information.

Electric, Water, Gas Main Supplied.

There is a management fee for the twelve properties built by Summerfield Homes in 2017 of £100 per year. Each owner has a share in the company and the funds are for maintenance of attenuation tanks that take overflow from mains drains.

Fibre to the Premise is available.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

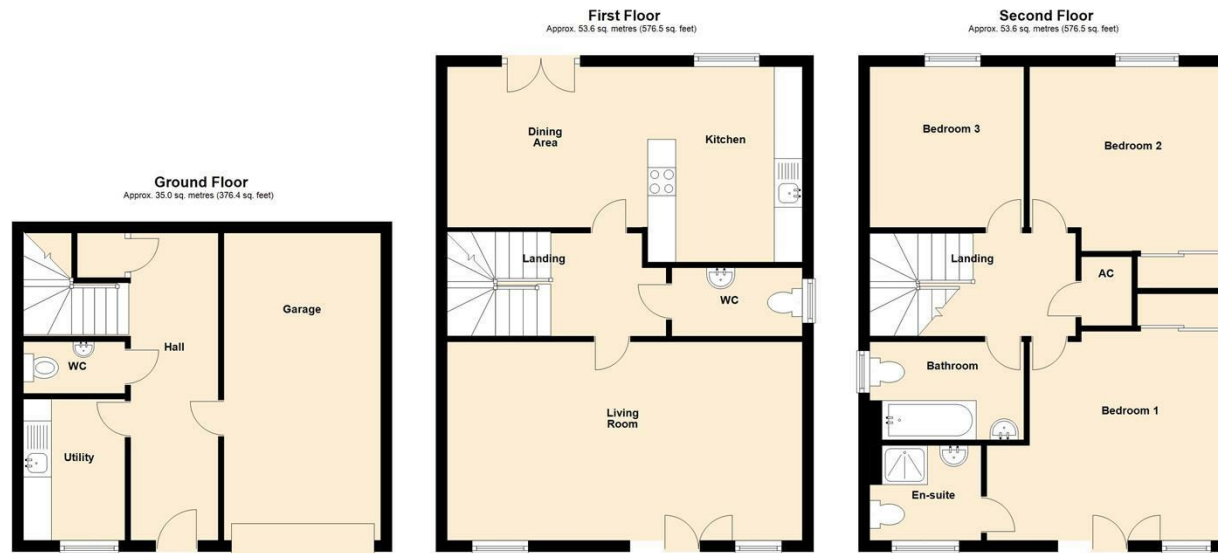
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









Total area: approx. 142.1 sq. metres (1529.5 sq. feet)

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# Hobbs & Webb

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.