



Hobbs & Webb

MILTON GREEN
Weston-Super-Mare, BS22 8EP

Price £265,000



Welcome to this charming three-bedroom semi-detached house, perfectly situated on a generous plot that offers ample room for extension, subject to the necessary consents. This delightful home is presented to the market with no onward chain, making it an ideal opportunity for those looking to move swiftly.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious sitting room, perfect for relaxing after a long day. The property also features a versatile lounge/dining room, providing ample space for both entertaining and family meals. The kitchen/breakfast room is well-appointed and offers plenty of room for culinary activities and casual dining.

The ground floor includes a bathroom and a separate WC for added convenience.

The first floor comprises three good-sized bedrooms, ensuring comfortable accommodation for all the family.

One of the standout features of this home is the impressive rear garden, measuring 50ft in length and 35ft in width. This outdoor space is perfect for gardening enthusiasts, outdoor entertaining, or simply enjoying the tranquility it offers.

Additional benefits of this property include modern double-glazed windows throughout and a newly fitted air source heat pump, ensuring energy efficiency and comfort year-round.

Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

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PROPERTY DESCRIPTION

Front Garden

Gate with central path leading to the front entrance door, with lawn areas either side, border which are well stocked with beautiful flowers & shrubs and side access leading to the rear garden gate.

Entrance Hall

Composite obscured double glazed entrance door, stairs rising to the first floor landing and doors to the sitting room and lounge/dining room.

Sitting Room

11'5 x 10'10 (3.48m x 3.30m)

uPVC double glazed window to the front aspect, coved ceiling, radiator, feature brick fireplace with inset electric fire, television point and smoke alarm.

Lounge/Dining Room

14'4 x 10'10 (4.37m x 3.30m)

uPVC double glazed window to the front aspect, coved ceiling, smoke alarm, radiator, tiled feature fireplace with inset electric fire, television point and door to kitchen/breakfast room.

Kitchen/Breakfast Room

9'5 x 8'0 (2.87m x 2.44m)

A matching range of wall and base cupboard and drawer units with rolled edge work surfaces, inset one bowl ceramic sink and drainer unit with mixer tap over.

Bathroom

Panelled bath with mixer tap over and shower attachment, pedestal wash

hand basin with twin taps over, uPVC double glazed window to the side aspect, radiator, space and plumbing for washing machine and vinyl flooring,

Rear Hall

uPVC double glazed door to the rear garden, radiator, vinyl flooring and door to the cloakroom.

Cloakroom

uPVC double glazed window to the rear aspect, low level WC and vinyl flooring.

Landing

uPVC double glazed window to the side aspect, radiator, walk-in-cupboard with shelving, further cupboard with hatch door and shelving, and doors to the bedrooms.

Bedroom One

14'4 x 10'10 (4.37m x 3.30m)

uPVC double glazed windows to the front and side aspects, radiator, cupboard with hanging rail, built in wardrobe, electric heater and television point.

Bedroom Two

10'10 x 10'10 (3.30m x 3.30m)

uPVC double glazed windows to the front and rear aspect, radiator, built in wardrobe with hanging rail and shelving, and television point.

PROPERTY DESCRIPTION

Bedroom Three

10'10 x 7'10 (3.30m x 2.39m)

uPVC double glazed window to the rear aspect, radiator, hanging rails with curtain, cupboard housing the hot water tank and loft access.

Rear Garden

A beautifully landscaped rear garden measuring 50ft x 25ft, offering ample room to extend the property (subject to necessary consents). Side gate provides access to the front garden, outside tap, two coal sheds, greenhouse, crazy paving patio area with pathway leading to lawn with well stocked flower borders and timber shed.









Total area: approx. 89.2 sq. metres (960.3 sq. feet)

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Plan produced using PlanUp.

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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.