



**28 Farm Road, Weston-Super-Mare, BS22 8BB**

***Offers Over £365,000***

- Immaculately Presented Detached Bungalow
- Lounge
- Double Glazed & GCH
- Garage & Parking for Several Vehicles
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Low Maintenance Rear Garden
- No Chain

# 28 Farm Road, Weston-Super-Mare BS22 8BB

Rachel J Homes is thrilled to market this immaculately presented Double Fronted Detached Bungalow enjoying an elevated position in a popular road in Milton and has easy access to Ashcombe Park. If you are looking for a home that you can just move in and not have to do a thing, this is the home for you as it has been much improved by the current owners. The accommodation briefly comprises of a lovely sized Entrance Hall, Lounge, Two Double Bedrooms, Kitchen/Breakfast Room, Shower Room, Low Maintenance Rear Garden, Garage and Driveway for Several Vehicles. Added benefits of this super home include double glazing, gas central heating, plus there is no onward chain. Accompanied viewings - CALL NOW!!



EPC  
D

Freehold

Council Tax Band: C



### **Vestibule**

Double glazed entrance door and side panels, tiled floor, feature single glazed and wooden entrance door and side windows into;

### **Entrance Hallway**

**3.82 x 2.13 (12'6" x 6'11")**

Karndean flooring, access to loft, coved ceiling, picture rail, radiator, doors off to all rooms.

### **Lounge**

**3.95 x 3.49 (12'11" x 11'5")**

Upvc Double glazed window bay window to front, picture rail, TV point, radiator, Karndean flooring.

### **Kitchen / Diner**

**4.57 x 3.76 (14'11" x 12'4")**

Dual aspect Upvc Double glazed window to side and rear, Upvc Double glazed door to rear, range of wall and base units with Mistral work surface and up-tile, 5-ring gas hob with extractor over and splashback, eye level microwave/oven/grill, eye level electric oven with built in plate warmer, integrated dish washer, washing machine and fridge freezer, storage cupboard housing boiler, consumer unit, meters and radiator, ceramic sink and drainer with mixer tap over, Karndean flooring, radiator.

### **Bedroom 1**

**3.95 x 3.49 (12'11" x 11'5")**

Upvc Double glazed window Bay window to front, ceiling rose, picture rail, coved ceiling, Karndean flooring, radiator. Currently being used as an office.

### **Bedroom 2**

**3.49 x 2.98 (11'5" x 9'9")**

Upvc Double glazed window to rear, picture rail, radiator, Karndean flooring.

### **Shower Room**

**1.97 x 1.87 (6'5" x 6'1")**

Upvc Double glazed window to rear, double walk-in shower with hot water mixer shower over, low level w/C, wash hand basin, sensor light-up mirror, part tiles walls, heated towel rail, Karndean flooring.

### **Front**

Off road parking for several vehicles, separate area laid to decorative slate.

### **Rear Garden**

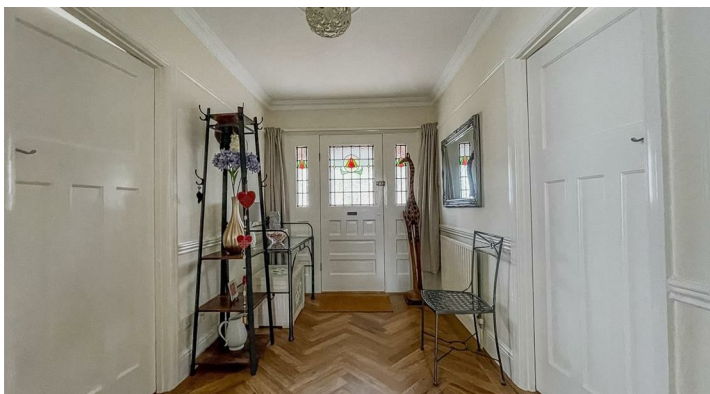
Enclosed by wall and fencing, laid to separate seating areas with lawn, patio and decorative gravel,

mature trees and shrubs, storage area, personal door to garage, side gate to driveway.

### **Garage**

Electric up and over door, light and power.







## Viewings

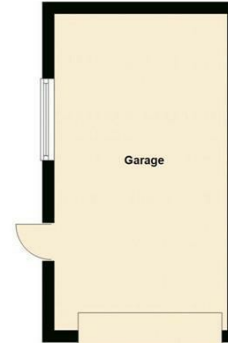
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(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	

**Floor Plan**  
Approx. 893.6 sq. feet



Total area: approx. 893.6 sq. feet

For Illustrative Purposes Only - all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Mayfair Town & Country. Plan produced using PlanIt.