



21 GARSDALE ROAD, MILTON

OFFERS OVER £300,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- FLEXIBLE LIVING
- FAMILY BATHROOM
- SEMI-DETACHED HOME
- SHOWER ROOM
- STUDY

21 GARSDALE ROAD, MILTON, BS22



Cooke & Co are pleased to bring to the market this spacious 3/4 bedroom semi-detached chalet bungalow, offered with no onward chain. Ideally located on Garsdale Road in the sought-after Milton area, the property is within easy reach of local shops, the train station, and motorway links.

This deceptively spacious home offers versatile accommodation with plenty of potential. The layout briefly comprises: entrance porch, welcoming hallway, generous lounge/diner, kitchen/breakfast room, ground floor double bedroom, shower room, study, utility room, and a conservatory overlooking the rear garden. Upstairs, there are two further bedrooms, an additional room which could serve as a fourth bedroom or office, and a Jack & Jill bathroom.

Externally, the property enjoys low-maintenance front and rear gardens that benefit from plenty of sunshine. Ample parking is provided via a multi-car driveway, carport, and garage with power.

An internal viewing is highly recommended to fully appreciate the space, flexibility, and potential this home has to offer.

FRONT OF PROPERTY

Gated driveway and front garden laid to patio slabs, car port leading to garage with up and over door

ENTRANCE HALL

Via porch area, doors leading to further rooms and stairs to first floor, radiator, storage cupboard

KITCHEN

14' 2" x 8' 1" (4.32m x 2.46m) A range of wall and base units with worktop over, tiled splash backs, single stainless steel sink, space for cooker with wall mounted extractor, plumbing for washing machine, tumble dryer and fridge freezer and space for dishwasher. Dual aspect double glazed windows, radiator, sliding glass doors into lounge

LOUNGE

16' 1" x 10' 5" (4.9m x 3.18m) Gas fire with surround and hearth, radiator, double glazed window to front

DOWNSTAIRS BEDROOM

10' 4" x 10' 3" (3.15m x 3.12m) Large storage cupboard, radiator, window to rear

STUDY

8' 9" x 7' 0" (2.67m x 2.13m) Radiator, double glazed patio doors into conservatory

CONSERVATORY

17' 1" x 10' 0" (5.21m x 3.05m) Double glazed and Perspex roof, sliding patio doors leading to garden, door to the side leading to garden, two radiators

SHOWER ROOM

Corner shower cubicle with electric shower, sink with vanity unit under, WC, radiator, electric wall mounted heater, obscure double glazed window to side

STAIRS TO FIRST FLOOR

Currently fitted stair lift

Doors leading to

BACK BEDROOM

10' 5" x 7' 3" (3.18m x 2.21m) Radiator, double glazed window to rear, door leading to Jack & Jill bathroom

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FRONT BEDROOM

12' 9" x 10' 5" (3.89m x 3.18m) Radiator, double glazed window to front, airing cupboard housing Vaillant combi boiler

Door leading to side bedroom

SIDE BEDROOM

12' 4" x 8' 1" (3.76m x 2.46m) Roof void access, double glazed window to side, fitted wardrobe, radiator, pedestal sink

door also leading to Jack & Jill bathroom

FAMILY BATHROOM

8' 9" x 7' 1" (2.67m x 2.16m) Three piece suite comprising of panel bath with mains shower overhead, pedestal sink, WC, fully tiled, radiator, electric wall mounted heater, window to rear, extractor fan

REAR GARDEN

Mainly laid to patio slabs and mature shrubs, fully enclosed with fence panels, access to utility room and garage, outside water tap

GARAGE

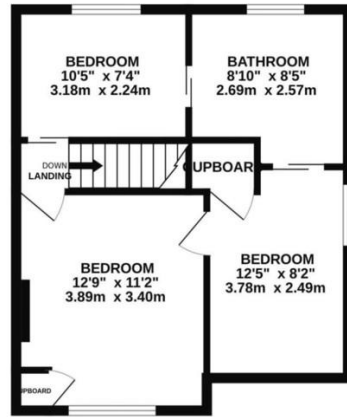
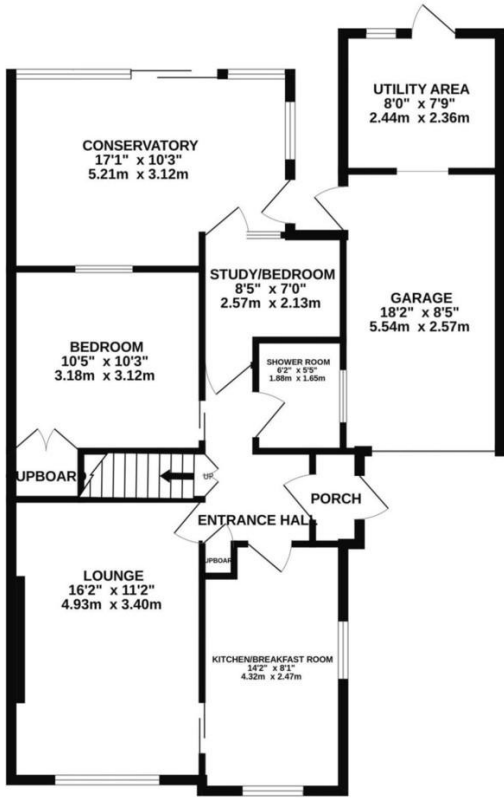
8' 0" x 7' 8" (2.44m x 2.34m) Up and over door,



Council Tax:
Band C
Local Authority:
North Somerset District Council

GROUND FLOOR

1ST 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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