



Milton Hill, Weston Super Mare, BS22 9RF

£285,000

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Saxons are pleased to offer this stunningly presented semi-detached family home which has been completely refurbished and is situated on Milton hillside offering views across Weston to the Mendips. The property briefly comprises 14'9 lounge, open plan newly fitted kitchen/diner, utility room and cloakroom. On the first floor, three bedrooms and newly fitted family bathroom. Outside a good size sunny rear garden, the front of the property offers parking for 2 cars. The property is offered to the market with no onward chain complications.



ENTRANCE HALL

Via new UPVC door. Original tiled floor. Step up to laminate flooring. Radiator. Under stairs storage.

LOUNGE

14'10" x 12'5" (4.52m x 3.78m)

Front aspect UPVC double glazed bay window. Smooth ceiling. Original wooden doors. Feature fireplace. TV point. Radiator.

NEWLY FITTED KITCHEN

20'1" x 12'8" (6.12m x 3.86m)

Side aspect UPVC double glazed window. Rear aspect UPVC patio doors. Fitted with eye and base level units with rolled edge worktop surface over. Inset 1 ½ bowl sink with mixer tap over. Built in four ring induction hob with oven under and extractor over. Opening to

DINING AREA

Rear aspect UPVC double glazed French doors. Smooth ceiling with pendant lighting. TV point. Radiator.

UTILITY ROOM

Rear aspect UPVC door. Space and plumbing for washing machine and tumble dryer. Ideal combination boiler. Sliding door to

CLOAKROOM

Side aspect UPVC double glazed window. Comprising low level W.C and wash hand basin. Vent.

INNER HALLWAY

Side aspect UPVC double glazed window. Stairs rising to first floor.

FIRST FLOOR LANDING

Doors to all rooms. Loft access. Smoke detector.

BEDROOM ONE

12'8" x 11'4" (3.86m x 3.45m)

Front aspect UPVC double glazed window. Smooth ceiling. Solid wood door. Storage recess. Radiator. TV point.

BEDROOM TWO

12'8" x 11'5" (3.86m x 3.48m)

Rear aspect UPVC double glazed window. Smooth ceiling with pendant lighting. Solid wood door. Storage recess. TV point. Radiator.

BEDROOM THREE

7'8" x 7'5" (2.34m x 2.26m)

Front aspect UPVC double glazed window. Smooth ceiling with pendant lighting. Solid wood door. TV point. Radiator.

NEWLY FITTED BATHROOM

Front aspect UPVC double glazed frosted window. Smooth ceiling with inset spot lighting. Three piece suite comprising bath with shower over, low level W.C and pedestal wash hand basin. Fully tiled room. Chrome towel rail. Extractor fan.

OUTSIDE

TO THE FRONT

REAR GARDEN

Decking area. Laid to lawn area. Plant area towards the back of the garden. Outside tap. Pedestrian access to the side.

AGENTS NOTE

Please note the vendor has completely refurbished the property to include new electrics, new gas, new boiler, new windows, new kitchen, new bathroom, new insulation. The EPC rating is from 2019 before the property was refurbished.

DIRECTIONS

From our Weston office on the Boulevard proceed away from the seafront and at the second set of traffic lights turn left into Albert Quadrant and continue up the hill onto Arundell Road. At the top continue straight over the bend onto the second part of Arundell Road turn right onto Bristol Road Lower proceed along onto Upper Bristol Road, at the bottom when the road bends to the left follow the road onto Milton Hill, proceed up Milton Hill and the property can be found on the right hand side.

MONEY LAUNDERING REGULATIONS 2012

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your cooperation in order that there will be no delay in agreeing the sale.

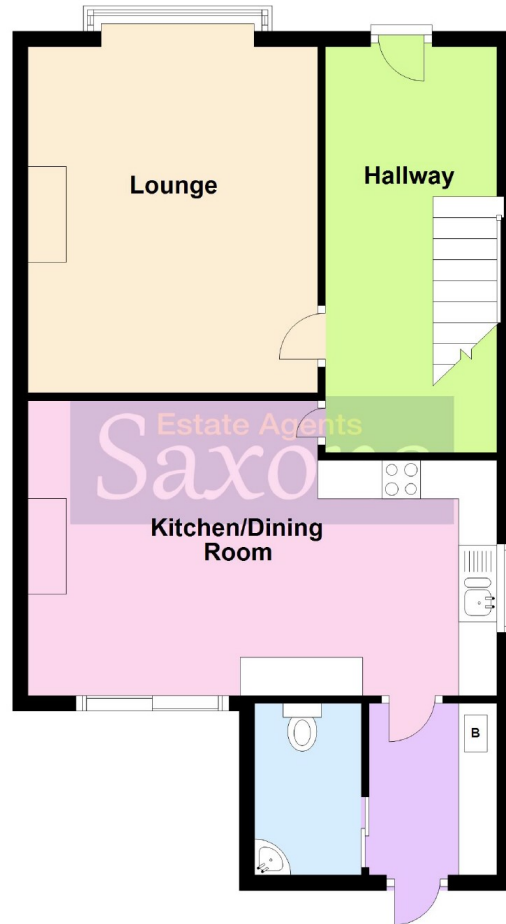
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Ground Floor



First Floor

