



**17 Grove Road, Milton, Weston-Super-Mare, BS22 8EY**

**£400,000**

- Deceptively Spacious 1930's Semi Detached Bungalow
- Three Reception Rooms
- Downstairs Shower Room & En-Suite
- Approx 100FT Southwest Rear Garden
- Four Bedrooms
- Kitchen & Utility
- Garden Cabin/Office
- Off Road Parking For Several Cars

# 17 Grove Road, Weston-Super-Mare BS22 8EY

Rachel J Homes is thrilled to market this Well Presented and Deceptively Spacious 1930's Semi Detached Bungalow ideally situated in the sought after Grove Road in Milton. If you are looking for a versatile home that can offer plenty of space, both inside and out, for your growing family then make sure this is on your list to view. The accommodation briefly comprises of Entrance Vestibule, Hallway, Lounge, Dining Room, Sitting Room, Kitchen, Four Bedrooms, one of which is upstairs with an Ensuite, Downstairs Shower Room, Approximately 100ft South West Facing Rear Garden, Outdoor Utility, Garden Cabin/Office, Driveway with parking for several vehicles. Added benefits of this super home includes Double Glazing and Gas Central Heating. An internal viewing is strongly advised to fully appreciate what is on offer. Accompanied viewings - CALL NOW to book yours!!



**EPC**  
C

**Freehold**

**Council Tax Band: C**



### **Vestibule**

Wrought iron gate, tiled flooring.

### **Entrance Hallway**

Upvc double glazed entrance door, consumer unit, exposed floor boards, heating thermostat, radiator, doors off.

### **Lounge**

**4.29 x 3.95 (14'0" x 12'11")**

Upvc double glazed box bay window to front, coved ceiling, gas living flame fire, tv point, radiator.

### **Dining Room**

**3.96 x 3.74 in alcove (12'11" x 12'3" in alcove)**

Exposed floorboards, coved ceiling, radiator, understair storage, stairs to first floor, large open arch to;

### **Sitting Room**

**3.21 x 2.75 (10'6" x 9'0")**

Upvc double glazed French doors to rear garden, two double glazed velux windows, tiled floor, TV point.

### **Kitchen**

**3.24 x 2.90 (10'7" x 9'6")**

Two Upvc double glazed windows to side, range of wall and base units work surface over, wall mounted Worcester combi boiler housed in cupboard, stainless steel sink and drainer with mixer tap over, space for gas cooker, fridge freezer and dish washer.

### **Bedroom 1**

**3.95 x 3.75 (12'11" x 12'3")**

Upvc double glazed window to front, radiator, laminate flooring.

### **Bedroom 2**

**3.94 x 3.17 (12'11" x 10'4")**

Upvc double glazed dual aspect windows to rear and side, exposed floorboards, two radiators

### **Bedroom 4**

**3.03 x 2.92 (9'11" x 9'6")**

Upvc double glazed window to side, picture rail, radiator, laminate flooring, built in double wardrobes.

### **Downstairs Shower Room**

**2.58 x 1.48 (8'5" x 4'10")**

Upvc double glazed window to side, pedestal wash hand basin, low level W/C, double walk-in shower with hot water mixer shower, heated towel rail, part tiled walls, sensor touch mirrored cabinet.

### **Stairs to First Floor**

Eaves storage, door to;

### **Bedroom 3 - Upstairs**

**3.68 x 2.65 (12'0" x 8'8")**

Two double glazed velux windows to rear, radiator, door to;

### **En-Suite**

**3.68 x 1.47 (12'0" x 4'9")**

Double glazed velux to side, low level W/C, pedestal wash hand basin, panel bath with hot water hand held mixer shower, heated towel rail, tiled floor.

### **Rear Garden 100 foot**

Cottage style environmentally friendly garden, set out with various planting and growing areas, garden compost bins, lawn and patio areas, side gate, outside tap.

### **Utility**

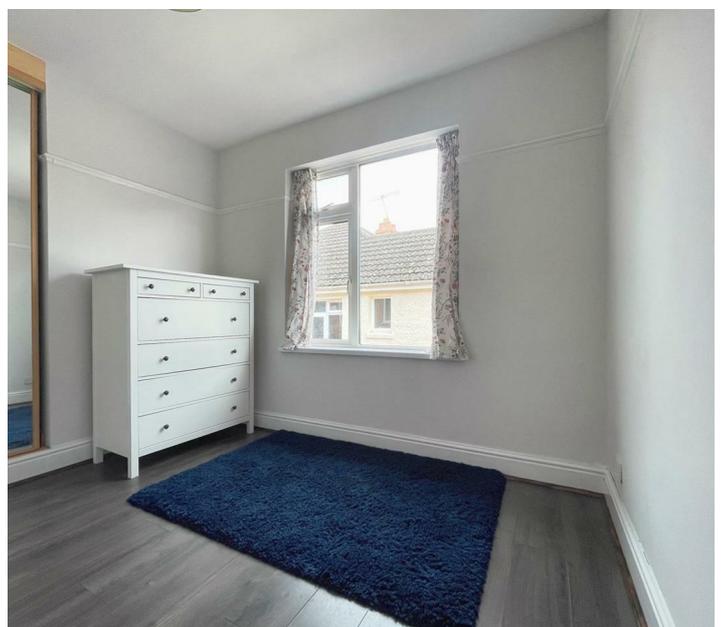
Upvc Double glazed Velux window, low level W/C, stainless steel sink and drainer, base units with work surface over, space for washing machine, tiled floor.

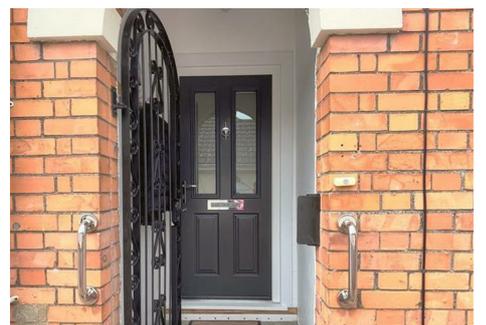
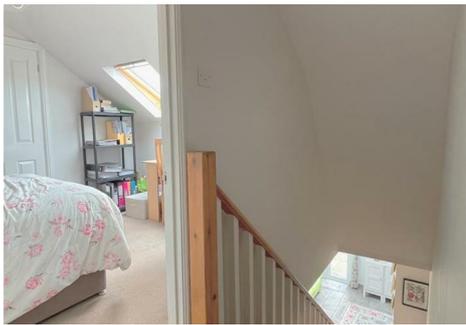
### **Garden Cabin**

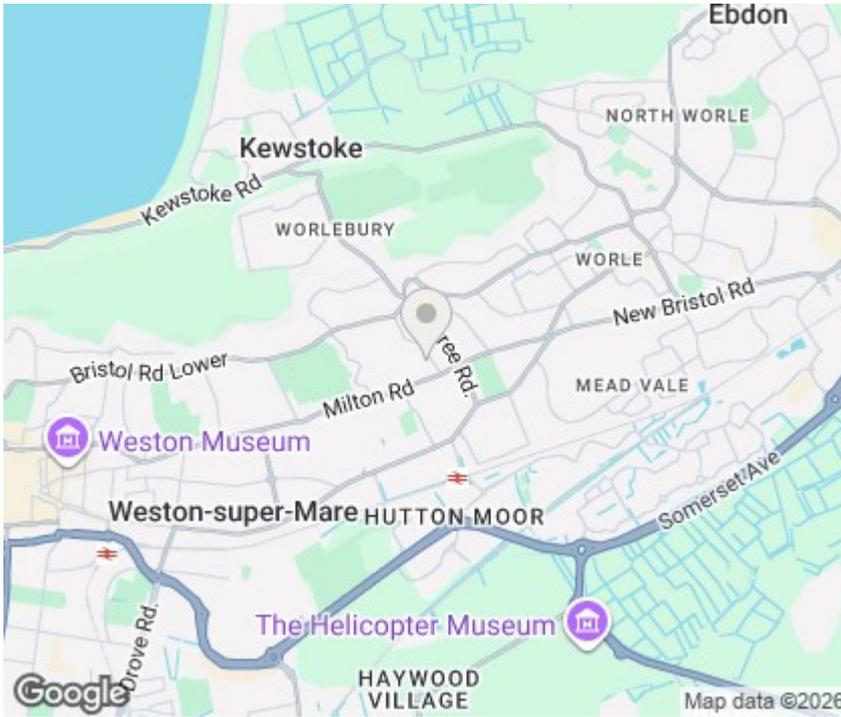
Larch wood construction with double glazed windows and french doors, light and power, sink and drainer, - walls and floors are insulated

### **Front Garden**

Enclosed by part walling, block paved driveway providing parking for several vehicles, mature shrubs.







## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(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	

