



68 Milton Hill, Weston-Super-Mare, BS22 9RF

£600,000

- Well Presented Victorian Cottage
- Separate One Bedroom Annexe
- Terraced Garden With Views
- Full of Character and Charm
- Three Bedrooms
- Further Separate Guest Suite
- Garage and Parking for Several Cars
- No Chain

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Rachel J Homes is delighted to market this Well Presented Victorian Cottage, Separate Annexe and a further independent guest suite, known as "The Retreat". If you are looking for a home that is unique, versatile, and spacious and could offer space for a variety of purposes, make sure this is on your list to view. The main cottage which has lots of character and charm, comprises of Kitchen/Breakfast Room, Lounge with Feature Fireplace, Conservatory, Three Bedrooms, Bathroom, and Gardens to the front and rear. The Separate Annexe comprises of Kitchen/Dining Room, Lounge, Double Bedroom with Ensuite and Loft Room. There is also access to the garden from the annexe. Furthermore "The Retreat" which could be used as a number of things include guest suite, office, art/hobby studio etc comprises of Open Plan Lounge/Bedroom and Ensuite. The Garage has wooden doors, has light and power and there is a 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 to call now!



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EPC

Freehold

Council Tax Band: C



Cottage

Kitchen/Diner

6.51 x 3.83 (21'4" x 12'6")

Wooden stable door, double glazed window to front, double glazed window to rear, two windows to side, range of wall and base units with work surface over, one and a half bowl stainless steel sink, radiator, space for five ring range cooker, two integral fridges, cupboard housing boiler, space for washing machine, consumer unit, tiled floor, stairs to first floor.

Living Room

7.00 x 3.08 (22'11" x 10'1")

Two double glazed window to front, door to conservatory, feature fireplace with chimney which is closed but can be reopened, two radiators, beamed ceilings.

Conservatory

3.91 x 2.51 (12'9" x 8'2")

Upvc double glazed and brick construction, tiled floor, door to side.

Stairs and Landing

Storage cupboard, doors off.

Bedroom One

3.29 to wardrobes x 3.05 (10'9" to wardrobes x 10'0")
Dual aspect windows, built in wardrobes, radiator.

Bedroom Two

4.26 x 3.04 (13'11" x 9'11")

Double glazed window, radiator.

Bedroom Three

2.32 x 3.10 (7'7" x 10'2")

Double glazed window, built in wardrobes, radiator.

Bathroom

3.90 x 2.10 (12'9" x 6'10")

Double glazed window, corner bath, low level WC, pedestal wash hand basin, part tiled walls, tiled floor, radiator.

Barn Conversion/Annex

Kitchen/Breakfast Room

3.77 x 3.75 (12'4" x 12'3")

Double glazed window to front, wooden stable door, part glazed door to side for access to garden, radiator, range of wall and base units, stainless steel small basin, space for fridge, washing machine and

tumble dryer, Worcester combi boiler, space for hob and under counter oven, understairs storage, tiled floor tiled splashback.

Stairs to First Floor

Wooden stairs open into living room.

First Floor Lounge

3.89 x 3.85 (12'9" x 12'7")

Double glazed window to front, radiator, double glazed window to side, TV point, beamed ceiling, wall lights, door to;

Bedroom One

3.01 x 3.73 (9'10" x 12'2")

Double glazed window to side, stable door with side access to garden, cupboard, radiator, stairs to second floor.

Ensuite

Double glazed window to side, low level WC, shower cubicle, tiled floor.

Loft Room

3.58 x 4.08 (11'8" x 13'4")

Double glazed window to rear, radiator, beamed ceiling, Velux window, wall lights.

The Retreat

Open Plan Lounge/Bedroom

5.40 x 3.18 (17'8" x 10'5")

Double glazed feature window to front, radiator, large cupboard, wall lights.

Ensuite

Low level WC, wash hand basin, shower cubicle, tiled floor.

Garage

Wooden doors, lights and power.

Front Garden

Area laid to patio slabs, area laid to lawn, mature shrubs and trees to the front.

Rear and Side Gardens

Landscaped with various areas for seating, mature shrubs and trees, views from the top terrace. Please note the access to the garden is via steps.

Additional Information

The Annexe has its own Council Tax Band which is B - the utilities are not separate from the main house.







Viewings

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

EPC Rating:

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