

Springfield Avenue, Milton, Weston-Super-Mare, Somerset.  
BS22 8JJ

£340,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This spacious detached bungalow is located in a quiet cul de sac in Milton and offers 3 bedrooms, a good sized lounge/diner, utility and garden room and a garage with parking. The property is approached via the driveway to the front and side which leads down to the garage and the main entrance to the property. There is then a porch and the entrance hall with doors to most rooms. The living room is a great size and follows through to the dining area to the rear and from here a door leads to the kitchen. The kitchen offers a range of wall and base units with worktops over, gas hob with extractor hood over and eye level electric oven/grill, space for fridge freezer, inset stainless steel sink/drainage and a side door leading to the lower ground floor utility/WC/garden room. Further to the ground floor level there are 3 bedrooms, all 3 with cupboard storage, and a family bathroom offering a white suite of WC, wash basin, shower and a separate bath. To the lower ground floor/garden level there is the great addition of a utility area with stainless steel sink/drainage, base units with worktops over and space for washing machine and a separate WC with wash basin. From here there is also a garden room with additional storage under the house, a door to the side to the garage and a door to the rear garden. The garage is a single garage with up and over door to the front, power and lighting. This great property is offered to the market with no onward chain. The rear garden is laid to patio, pathways and planting areas with well established mature shrubs.

## FEATURES

- Detached bungalow in Milton
- Three bedrooms
- Good size lounge/diner
- Garage and driveway parking to side for 2
- Additional utility, garden room, storage and WC to garden level
- Cul de Sac Location
- No Chain Complications
- Council Tax Band - D
- EPC - D



## ROOM DESCRIPTIONS

### Porch / Entrance Hall

Doors to most rooms

### Living Room

15' 7" x 12' 3" (4.75m x 3.73m) Radiator; Upvc double glazed windows to side; open to dining area to rear with window to garden

### Dining Area

7' 9" x 7' 0" (2.36m x 2.13m) Radiator; Upvc double glazed window to rear garden; open plan to living room

### Kitchen

12' 4" x 10' 3" (3.76m x 3.12m) Radiator; Upvc double glazed window to rear; range of wall and base units with worktops over, gas hob with extractor hood over and eye level electric oven/grill, space for fridge freezer, inset stainless steel sink/drainer and a side door leading to the lower ground floor utility/WC/garden room

### Bedroom 1

12' 4" x 12' 2" (3.76m x 3.71m) Radiator; Upvc double glazed bay window to front; cupboard space/s

### Bedroom 2

12' 4" x 12' 2" (3.76m x 3.71m) Radiator; Upvc double glazed bay window to front; cupboard space/s

### Bedroom 3

8' 8" x 7' 2" (2.64m x 2.18m) 8' 8" x 7' 2" (2.64m x 2.18m) Radiator; Upvc double glazed window to side; cupboard space/s

### Bathroom

Radiator; Upvc double glazed window to side; white suite of WC, wash basin, shower and a separate bath; cupboard over bath

### Utility area

16' 4" x 7' 3" max (4.98m x 2.21m) Upvc double glazed window to rear garden; Accessed from the kitchen, steps down to the utility area with stainless steel sink/drainer, base units with worktops over and space for washing machine; door to garden room

### Separate WC

White WC with wash basin

### Garden Room

10' 0" x 7' 6" (3.05m x 2.29m) Upvc double glazed window to rear; useful additional storage under the house, a door to the side to the garage and a door to the rear garden.

### Outside

FRONT - Driveway parking suitable for at least 2 vehicles

REAR - The rear garden is laid to patio, pathways and planting areas with well established mature shrubs.

GARAGE - approx 15'9 x 8' - The garage is a single garage with up and over door to the front, power and lighting.

PLEASE NOTE - These particulars, whilst believe to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property

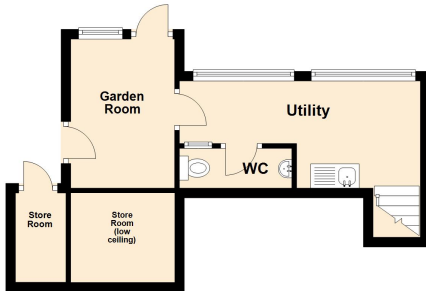
## LOWER GROUND FLOOR



# FLOORPLAN & EPC

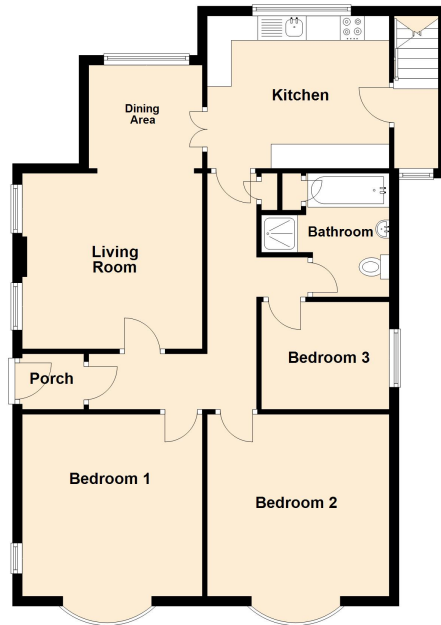
## Lower Ground Floor

Approx. 25.0 sq. metres (269.2 sq. feet)



## Ground Floor

Approx. 87.4 sq. metres (940.3 sq. feet)



Total area: approx. 112.4 sq. metres (1209.5 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	