

Edgecombe Avenue, Milton Hillside, Weston-Super-Mare,  
Somerset. BS22 9AY

Offers in Excess of £415,000 Freehold  
**FOR SALE**



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled in a quiet cul-de-sac on the sought-after Milton Hillside, this deceptively spacious semi-detached home has far more to offer than meets the eye. From the front it may appear modest, but step inside and you'll quickly realise it's a true hidden gem, with generous and flexible accommodation that adapts perfectly to modern family living.

The welcoming hallway sets the tone for the rest of the house, leading to a bright and comfortable living room where you have delightful views over Weston-super-Mare. The stylish kitchen, complete with a practical breakfast bar, provides an ideal space for family meals or morning coffee, while the separate utility room and cloakroom add everyday convenience. A versatile cellar also offers excellent potential for storage, or a hobby space

Three well-proportioned bedrooms ensure plenty of room for everyone, complemented by two bathrooms that bring flexibility for busy households. Throughout, the property has been thoughtfully presented to create a warm and inviting home that balances charm with practicality.

Externally, this property continues to impress. A garage and private parking space provide secure off-road parking, while the tiered garden is a real highlight. With different levels to enjoy, it offers both usable outdoor space and striking views. The sun terrace is the perfect spot to relax, entertain, or simply take in the far-reaching outlook across Weston-super-Mare, extending towards the seafront and towards the village of Uphill. Additional benefits include gas central heating, a quiet residential setting, and the rare combination of peaceful hillside living with easy access to local amenities, schools, transport links, and the coast. This truly is a home that needs to be seen to be fully appreciated—spacious, versatile, and set in a superb location with a great open outlook.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached house
- 3 bedrooms
- Lovely views to the rear over the town
- Very flexible accommodation
- Garage and parking
- 2 bathrooms and a cloakroom
- Tiered garden with a lovely sun terraced area
- Sought after cul-de-sac location
- EPC-D



## ROOM DESCRIPTIONS

### Main front door to the hallway:

### Hallway

Stairs to the ground floor level and first floor

### Cloakroom:

WC, wash hand basin, double glazed window

### Living room:

5.39m x 3.29m (17' 8" x 10' 10") Radiator, central wood burner, double glazed window with lovely open outlook

### Kitchen:

4.21m x 3.30m (13' 10" x 10' 10") A range of matching floor and wall units with integrated dishwasher, display cabinet, breakfast bar, sink unit, radiator, double glazed window

### Utility room:

2.21m x 1.89m (7' 3" x 6' 2") Sink unit, plumbing for washing machine, space for the tumble dryer, wall mounted boiler, floor and wall units, double glazed window

### Bedroom 2:

3.07m x 2.96m (10' 1" x 9' 9") Radiator, double glazed window (sellers use this as a dining room)

### Ground floor accommodation:

### Hallway:

Doors to the cellar, bedrooms 2 & 3, and bathroom

### Cellar room:

4.20m x 3.48m (13' 9" x 11' 5") A great place for storage

### Bedroom 2:

4.56m x 3.31m (15' 0" x 10' 10") Radiator, feature recess, double glazed double doors to the sun terrace

### Bedroom 3:

3.82m x 3.05m (12' 6" x 10' 0") Wardrobe, radiator, double glazed double doors to the sun terrace

### Bathroom:

Bath, wash hand basin, heated towel rail, double glazed window, WC

### Top floor:

### Bedroom 1:

4.48m x 3.36m (14' 8" x 11' 0") Radiator, wardrobes, Velux window, door to the en-suite

### Garage and parking:

The driveway provides parking for one car and leads to the GARAGE, the garage has light, power and a door to the sun terrace

### Front garden:

A pathway leads to the front door, with grass area either side

### Rear garden:

Set over 3 levels, the garden makes the most of the afternoon sunshine and the views are lovely. The sun terrace is a great place to have a drink, BBQ, and relax, with steps leading down to the grass area, then further steps/pathway to the lower area, which has mature plants, shrubs and trees

### PLEASE NOTE:

The seller uses the property in a different way than the pictures show, please refer to the floor plan, for the 3 bedroom layout







FLOORPLAN & EPC

