

Furland Road, Milton, Weston super Mare, BS22 8DL



- **Ground Floor Flat**
- **Lounge**
- **Bathroom**
- **No Chain**
- **Two Double Bedrooms**
- **Kitchen/Breakfast Room**
- **Double Glazing & GCH**
- **EPC D**

£120,000

Rachel J Homes is delighted to market this ground floor flat situated on Milton Hillside, ideal for easy access to amenities, shops and bus routes. If you are looking for your first home or perhaps an investment then make sure this is on your list to view. The accommodation briefly comprises of Communal Entrance Porch, Entrance Hall, Lounge, Kitchen/Breakfast Room, Two Double Bedrooms, and Bathroom. Added benefits include double glazing and gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW to book yours!

Entrance Hall

Aluminium sliding doors into communal porch, wooden entrance door into Hallway, laminate flooring, radiator, under stairs storage cupboard housing meters.

Lounge 15'3" by 12'3" (4m 66cm x 3m 73cm)

UPVC double glazed bay window to front, laminate flooring, T.V. point, ornamental fireplace, coved ceiling.

Kitchen/Breakfast Room 13'11" by 9'1" (4m 24cm x 2m 76cm)

Wooden floor to ceiling window, radiator, range of wall and base units with work surface over and tiled splash back, single stainless steel sink and drainer, space for fridge freezer, electric oven and washing machine, tiled flooring, door to outer porch area, rear door to drying area, inner hallway to Bedroom 1 and;

Bathroom

Wooden window to rear, low level W/C, panel bath, pedestal wash hand basin, tiled flooring, part tiled walls.

Bedroom 1 13'10" by 12'6" (4m 21cm x 3m 81cm)

UPVC double glazed window to rear, radiator, T.V. point.

Bedroom 2 13'3" at Widest by 12'8" (4m 3cm x 3m 87cm)

UPVC double glazed window to side, radiator, cupboard housing Worcester boiler, built in wardrobes.



Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	S6	S8	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Approx. Gross Area 812 Sq.Ft - 75.4 Sq.M



For illustrative purposes only. Not to scale. ID337309

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision Ltd