Rachel J Homes
Let us help you get moving today!!

Rachel J Homes
Estate Agents

01934 621299
racheljhomes.co.uk









85 Farm Road, Weston-Super-Mare, BS22 8BE

£375,000

- Well Presented Detached 1930's House
- Two Reception Rooms
- Family Bathroom & DS Shower Room
- Double Glazed and GCH
- Three Bedrooms
- Kitchen/Diner
- 80 Foot Rear Garden
- Garage at Rear and Parking.

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Rachel J Homes is delighted to market this well presented detached house, ideally situated on Milton Hillside, close to shops, schools, Ashcombe Park, bus routes and amenities. The well proportioned home briefly consists of Entrance Porch, Hallway, Lounge, Kitchen/Diner, Office/Snug, Downstairs Utility/Shower Room, Three Bedrooms, 80FT Rear Garden, Garage and Parking which is accessed from private road. Added benefits of this super home includes double glazing, gas central heating plus there is no onward chain. Accompanied viewings - CALL NOW!!

3 2 2 EPC

Freehold

Council Tax Band: D







Entrance Porch
Upvc Double glazed porch, composite entrance door into;

Entrance Hallway
Upvc Double glazed window to side, vertical radiator, telephone point, stairs to first floor, under stair storage, consumer unit housed in ceiling height cupboard, doors off to all rooms.

Lounge
4.32 x 3.95 (14'2" x 12'11")
Upvc Double glazed bay window to front, coved ceiling, picture rail, radiator, open feature fireplace, T.V point.

Kitchen / Diner
4.04 x 3.48 (13'3" x 11'5")
Upvc Double glazed patio doors to rear garden, picture rail, coved ceiling, range of wall and base units with wooden work surface over, eye level electric oven and grill, electric hob with extractor over, integrated dish washer, space for American style fridge freezer, vertical radiator, laminate flooring, inset Ceramic sink.

Office / Snug
2.70 x 2.42 (8'10" x 7'11")
Two Upvc Double glazed windows to side and rear, wooden door to side, laminate flooring, radiator, door to;

Downstairs Shower Room / Utility
Upvc Double glazed window to rear, low level W/C, shower cubicle with hot water mixer shower, pedestal wash hand basin, wall mounted boiler, plumbing for washing machine.

Side Porch
UPVC double glazed door to the rear and door to front, polycarbonate roof, provides storage area, space for tumble dryer.

Stairs and Landing
Upvc Double glazed window to side, loft hatch, radiator, storage cupboard, doors off to all rooms.

Bedroom 1
4.27 x 3.48 (14'0" x 11'5")
Upvc Double glazed bay window to front, coved ceiling, picture rail, radiator.

Bedroom 2
3.65 x 3.53 (11'11" x 11'6")
Upvc Double glazed window to front, coved ceiling, picture rail, radiator.

Bedroom 3
2.46 x 2.08 (8'0" x 6'9")
Upvc Double glazed window to rear, coved ceiling, picture rail, radiator.

Bathroom
2.48 x 1.80 (8'1" x 5'10")
Upvc Double glazed window to rear, panel bath with electric shower over, pedestal wash hand basin, low level W/C, heated towel rail.

Rear Garden
Enclosed by wall and fencing, laid to lawn with mature shrubs and trees, outside tap, personal door into garage.

Garage
Accessed from a private road, electric door, light and power.

Front Garden
Enclosed by wall, laid to lawn with mature shrub borders and driveway to side of property.















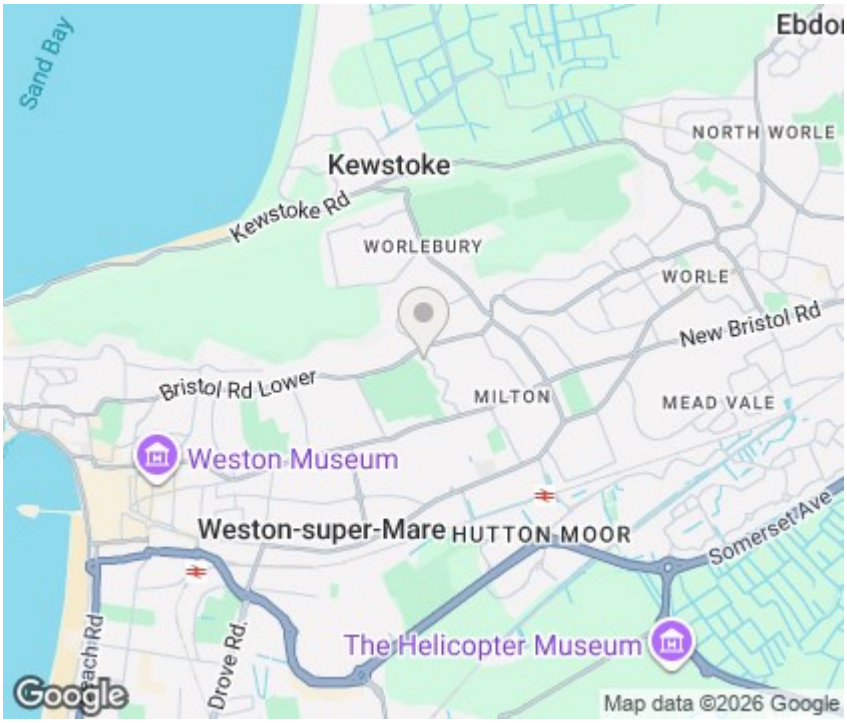








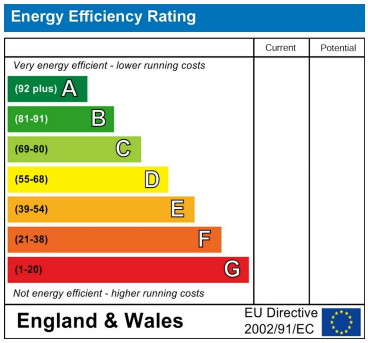




Viewings

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

EPC Rating:



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