



4 The Crescent, Milton, Weston-super-Mare, North Somerset, BS22 8DT



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£399,950

This characterful, five bedroom home expands over four storeys and offers ample accommodation for the growing family, with a basement/annexe style bedroom five providing flexibility. The freehold property is situated in the popular area of Milton in Weston-super-Mare and retains charming features throughout with superb views across Weston-super-Mare and the Mendip hills beyond. On approach, there is an area laid to gravel with a pathway leading to the entrance door and steps down to the driveway area. As you enter this beautiful period residence, you are greeted by an inviting entrance hallway and from there the ground floor accommodation comprises a charming main living area with a bay style window and wood burning stove with slate hearth and timber mantle, a dining room with a decorative fireplace and surround, and a well-presented light and bright kitchen with various units and integrated appliances. Stairs rise to the first floor landing and rooms which include three bedrooms, a bathroom and a cloakroom, with a further bedroom located on the top floor. Completing the living accommodation on the basement level is a hallway, utility room, bathroom and fifth bedroom. To the side of the property there is an area laid to block paving and a sloping concrete driveway to the side leading to the garage, with an up and over door, power supply points and lighting. There is also a useful storage/cellar style room. A wonderful private and enclosed garden is located to the rear which is mostly laid to lawn with raised timber decking and a children's playhouse. The garden is partly enclosed by stonewalling with well presented shrub borders and a slab patio area; just the spot to sit out and enjoy the summer months. Milton offers many attractive characteristics to prospective residents, and homes in this desirable area are sought after. Various primary schools and Worle secondary school are close by, and local amenities can be found in the nearby areas of Worle, Milton high street, and Weston-super-Mare's town centre with ample shopping and leisure facilities close to hand. Weston is easily accessible for visitors and commuters; Junctions 21/22 provide easy access to the M5 motorway. Weston train station offers excellent transport links to most major towns and cities, and the bus service provides connection to most areas of the town and outlying districts. EPC Rating D63, Council Tax Band C.

- A wonderful five bedroom, semi-detached, freehold family home
- Private driveway providing valuable off-street parking
- Presented over four storeys with a basement/annexe style bedroom five
- Private and enclosed rear garden and a detached garage
- Period property retaining charming and characterful features
- Superb views across Weston-super-Mare and the Mendip hills beyond





Accommodation

Entrance

Step up to a composite double glazed entrance door into vestibule area.

Vestibule

Tiled flooring, dado rail, door to hallway, ceiling light.

Entrance Hallway

Doors to principal rooms, charming features including an archway, coved ceiling, radiator, ceiling spotlights.

Living Room

A charming main living area with UPVC double glazed bay style window to front, wood burning stove with slate hearth and timber mantle over, radiator, picture rail, coved ceiling, ceiling light.

Dining Room

Decorative fireplace and surround, UPVC double glazed window to rear garden, picture rail, coved ceiling, radiator, ceiling light.

Kitchen

A well presented light and bright kitchen with wood effect laminate flooring, a range of wall and floor units with worktops and tiled splashbacks over, insert composite one and a half bowl sink and drainer, four-ring electric induction hob with extraction hood over, oven and microwave, integrated fridge freezer and dishwasher, dual aspect UPVC double glazed windows offering spectacular views, UPVC double glazed door to side, radiator, ceiling lights.

Stairs with Timber Balustrade Rising from Entrance Hallway to First Floor Landing

First Floor Landing

Split level landing with doors to first floor rooms, useful under stairs storage cupboard housing hot water tank, ceiling light.

Bedroom Four

Wood effect laminate flooring, UPVC double glazed window, radiator, roof access hatch, ceiling light.

Bedroom Three

UPVC double glazed window, radiator, picture rail, spotlight track.

Bedroom Two

UPVC double glazed bay style window to front, radiator, picture rail, coved, ceiling, ceiling lights.

Bathroom

Wood effect vinyl flooring, enclosed electric shower, panelled bath with shower attachment, wash hand basin and pedestal, heated towel rail, UPVC double glazed window, extraction fan, spotlight cluster.

Cloakroom

Low level W/C, UPVC double glazed window, spotlight cluster.

Stairs with Timber Balustrade Rising from Landing to Fourth Storey and Bedroom One

Bedroom One

Part sloping ceilings, timber framed double glazed skylight window, eaves storage cupboards, radiator, ceiling spotlights.



Door to Stairs Leading Down to Basement Area from Entrance Hallway

Hallway

Doors to lower ground floor rooms, under stairs storage cupboard, ceiling light.

Utility Area

Tiled flooring, a range of wall and floor units with stainless steel sink and drainer, space and plumbing for appliances, UPVC double glazed window, radiator, ceiling spotlights, door to rear hallway.

Rear Hallway

Dwarf UPVC double glazed door to rear garden, wall mounted gas fired boiler, door to bathroom, ceiling light.

Bathroom

Low level W/C, wash hand basin and pedestal, panelled, bath, extraction fan, ceiling spotlights.

Bedroom Five

Useful storage area, opening to main bedroom area with a UPVC double glazed window, fitted shelving and wall units housing consumer unit and electric meter, radiator, ceiling lights.

Outside

Front

Area laid to gravel with a slab patio pathway leading to the entrance door and gravel steps down to the driveway area.

Driveway

To the side of the property there is an area laid to block paving and a sloping concrete driveway to the side leading to the garage.

Rear

Private and enclosed rear garden mostly laid to lawn with raised timber decking, children's playhouse, partly enclosed by stonewalling with well presented shrub borders, slab patio area with steps and gated access to the driveway.

Store Room

UPVC door to useful storage/cellar style rooms with water supply.

Garage

Up and over garage door with a UPVC double glazed pedestrian door to the rear garden, power supply points, lighting.

Tenure

Freehold.

Services

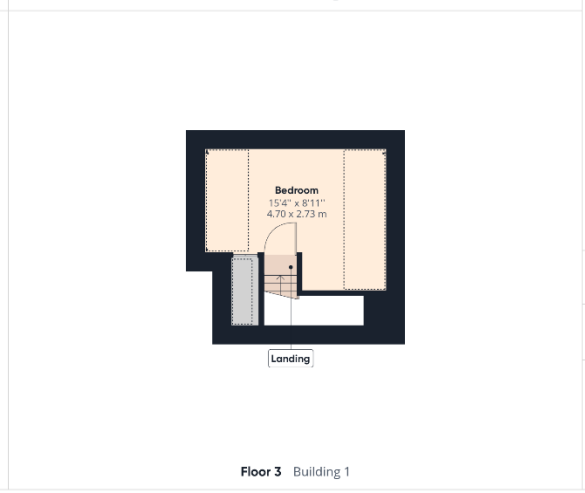
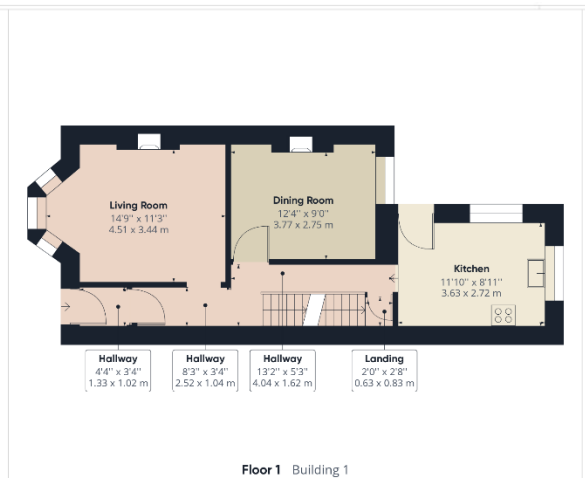
Mains gas, electricity, water and drainage.











Approximate total area⁽¹⁾
 1639.47 ft²
 152.31 m²

Reduced headroom
 94.79 ft²
 8.81 m²

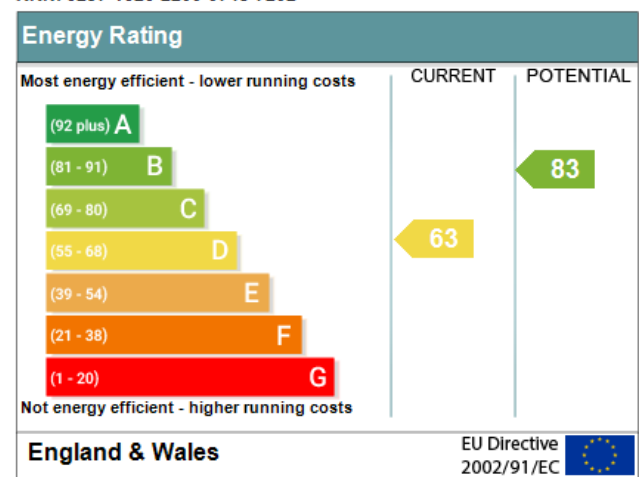
(1) Excluding balconies and terraces

⊞ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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