



 **4**
Bedrooms

 **2**
Bathrooms




Located on one of the most often requested cul de sacs on Milton hillside we are delighted to offer for sale this split level detached house enjoying open views to the front from the lounge and balcony. The property is well maintained by the current seller and provides versatile accommodation briefly comprising; entrance hall, bedroom 4 and shower room. Door to the integral garage. Stairs rise to the first floor landing, light and airy lounge/dining room with balcony off, fitted kitchen, 3 bedrooms one which could be a sitting room with a conservatory off plus there is a bathroom. A driveway provides off street parking in front of a larger than average garage. To the rear there are enclosed gardens. The property is handily situated for local shops with popular Ashcombe Park also with walking distance. Worlebury woods including the 18 hole hole golf course is also within easy reach. If a bus service is required this is nearby taking you to Weston town centre etc. We would always encourage an early viewing on this super home as it is sure to get the phone ringing!

- **Detached Split Level House**
- **Up To 4 Bedrooms**
- **Council Tax Band D & EPC Rating D**
- **Large Garage**
- **Lounge/Diner With Balcony Off**
- **Lovely Views**







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 36 Penrice Close, Weston-Super-Mare, N-S, BS22 9AH

