



20 Farm Road, Hutton, Weston-s-Mare, N Somerset, BS24 9RH

£315,000



Avery's View

A well presented semi-detached home situated within a quiet road in Hutton Village, ready to move straight in to. The property benefits a driveway and garage with a good size rear garden. The accommodation comprises; lounge, open plan dining room and kitchen, a conservatory, a downstairs WC, 3 bedrooms (2 doubles) and a bathroom. A viewing is advised to truly appreciate what's on offer.

Star Features

- Semi-Detached House
- 2 Receptions + Conservatory
- 3 Bedrooms
- Off Street Parking
- Garage
- EPC Rating D

Gas Central Heating

Untested by agent.

Location

Hutton is a small, pretty village on the southern outskirts of Weston and has plenty to offer all age groups. In the centre of the village you will find plenty of amenities including a Church, a village hall, a lovely pub - The Old Inn and two large playing fields where the Hutton Football club play. There is also a Primary School with popular secondary schools within easy reach. Enjoy amazing views from one of many viewpoints throughout Hutton. Access to Weston's town centre & sea front is also within easy reach via regular bus routes throughout the village.



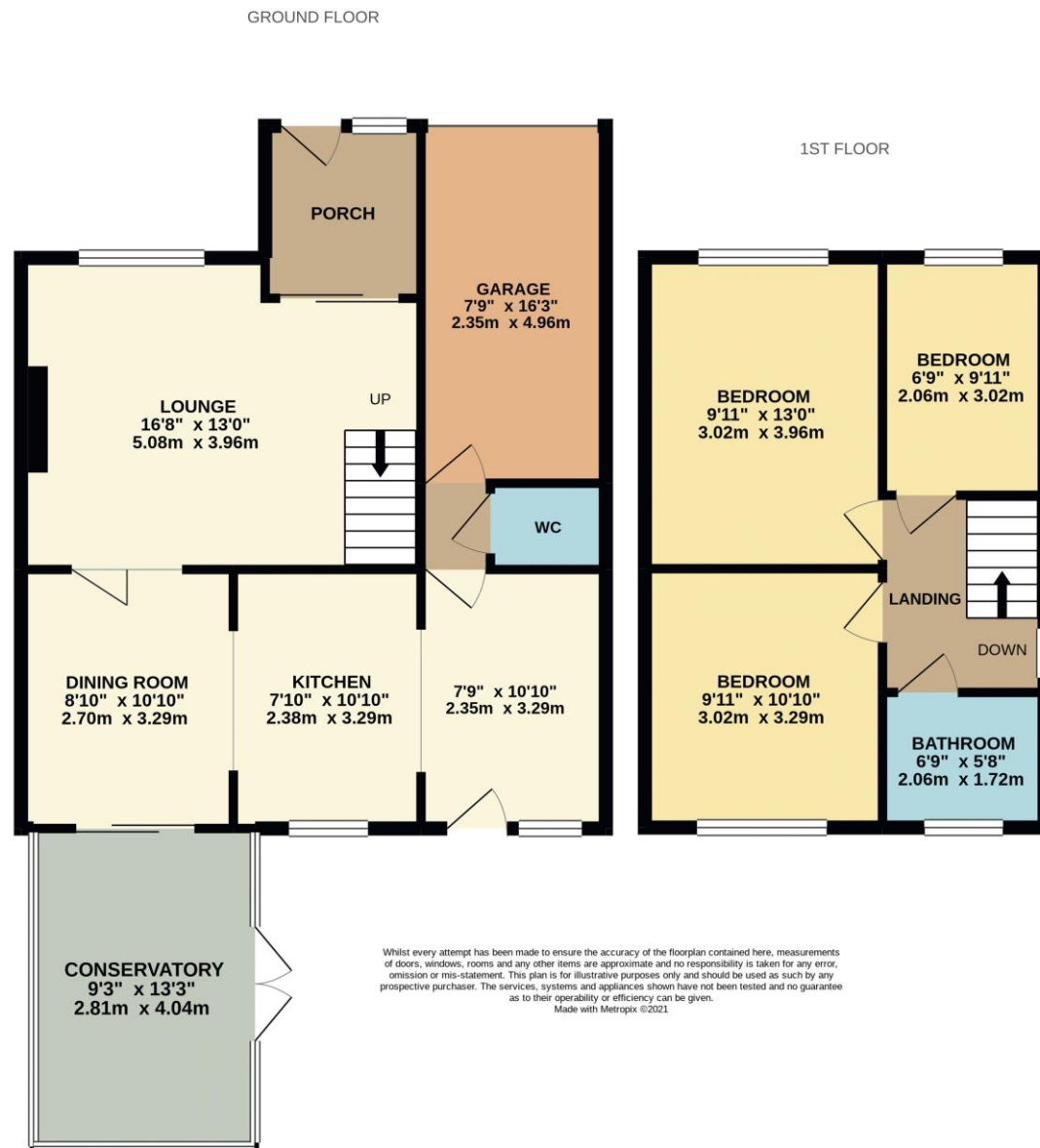


Please Note: If you are considering booking an appointment to view this property, especially if you are travelling any distance, we would like to bring to your attention:

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Avery 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 Avery is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Avery Estate Agents to use as a guide only and cannot be relied upon. Avery assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Do you have a property to sell or let?

Avery have been matching people with property since 1988 and over the years, have secured an enviable reputation as one of the leading agents in the area and offer unrivalled and well respected experience in the sale of local property.

Please call 01934 614893 or email sales@averyea.co.uk to discuss the marketing of your property!

Avery Estate Agents
01934 614893
sales@averyea.co.uk
www.averyea.co.uk

199 Milton Road, Weston Super Mare, Bs22 8EF