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Established 1928



**'WILLOW LODGE', 12, HUTTON HILL, HUTTON,  
WESTON SUPER MARE, BS24 9SY**

**£395,000**

Located in this sought after village on the outskirts of Weston super Mare. Village amenities include primary school, public house, church etc with more extensive facilities available in the seaside town of Weston super Mare, approximately 4 miles away.

An individual 3 Bedroom Detached Bungalow standing in a large plot with garage and parking. The property requires modernisation and offers enormous potential to extend and improve (subject to obtaining any necessary consents) to create a stunning home. No Onward Chain.

**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**  
**[www.stephenand.co.uk](http://www.stephenand.co.uk)**  
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**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Front door to Entrance Vestibule with further door to:-

**Dining Room:**  
14' x 10' (4.27m x 3.05m)  
2 radiators. Cloaks cupboard. French doors to Rear Garden. Opening into:-

**Lounge:**  
17'10 x 12' (5.44m x 3.66m)  
Fireplace with fitted gas fire. Radiator. TV point.

**Kitchen:**  
13' x 9'3 (3.96m x 2.82m)  
Wall and base units. Double drainer stainless steel sink unit. Cooker point. Plumbing for a dishwasher. Tiled splashback. Radiator.

**Utility Room:**  
9'6 x 8' narrowing to 5' (2.90m x 2.44m narrowing to 1.52m)  
Plumbing for a washing machine. 'Belfast' sink. Door to Rear Garden. WC off.

**Inner Hall:**  
Airing cupboard housing 'Alpha' gas fired boiler providing central heating and hot water. Access to loft space. Linen cupboard.

**Bedroom 1:**  
18' x 10' (5.49m x 3.05m)  
Fitted wardrobes . and dressing table. Radiator. TV and telephone points. Door to En Suite Wet Room.

**Bedroom 2:**  
11'6 x 9'10 (3.51m x 3.00m)  
Radiator. Built-n wardrobe.

**Bedroom 3:**  
11'6 x 6'9 max (3.51m x 2.06m max)  
Built-in wardrobe. Telephone point.

**Bathroom:**  
Panelled bath. Low level WC. Pedestal wash basin. Tiled splashback. Heated towel rail.

**Outside:**  
Driveway with turning space leading to a Tandem Garage: 29' x 10' (8.84m x 3.05m) with up and over door, power and light. Front Garden laid to lawn with borders. Large Rear Garden laid to lawn with patios. Mature trees and shrubs. Mixed borders. Greenhouse. Timber shed. Personal door to Garage.

**Tenure:**  
Freehold.

**Council Tax:**  
Band E

**Broadband & Mobile Coverage**  
Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**Data Protection:**  
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - [www.stephenand.co.uk](http://www.stephenand.co.uk)

**Anti-Money Laundering**  
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



### Ground Floor

Approx. 135.5 sq. metres (1458.2 sq. feet)



Total area: approx. 135.5 sq. metres (1458.2 sq. feet)

Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.  
Plan produced using PlanUp.





