



Rachel J Homes

Estate Agents

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WILLOW DRIVE, HUTTON, WESTON SUPER MARE, BS24 9TJ



- Well Presented Semi Detached Bungalow
- Lounge/Diner
- Double Glazed and GCH
- Garage and Driveway
- Two Double Bedrooms
- Kitchen and Conservatory
- Lovely Gardens
- EPC D

£325,000

Rachel J Homes is thrilled to market this Well Presented Semi Detached Bungalow located in the popular village of Hutton and enjoying an elevated position with views from the front of the property. Located in a Cul de Sac, the accommodation briefly comprises of Entrance Porch, Entrance Hall, Lounge/Diner, Kitchen, Conservatory, Two Double Bedrooms, Bathroom, Mature Wildlife Front Garden and Mature Well Stocked Rear Garden with an abundance of plants, shrubs and bushes - a gardeners delight, Garage and Driveway. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!

Entrance Porch

UPVC double glazed doors, space and plumbing for automatic washing machine, UPVC double glazed doors to

Entrance Hall

Radiator, storage cupboard housing Combination Boiler, further storage cupboard, access to loft, doors off

Lounge/Diner 17' 10" by 11' 11" (5m 44cm by 3m 63cm)

UPVC double glazed window to front with views towards Weston, radiator, TV point,

Kitchen 9' 6" by 8' 8" (2m 90cm by 2m 64cm)

UPVC double glazed window and door to Conservatory, range of wall and floor units with work surfaces over, stainless steel sink unit with mixer tap, built in electric oven, hob and extractor fan, plumbing for automatic washing machine, tiled floor

Conservatory 12' 8" by 8' 11" (3m 86cm by 2m 72cm)

UPVC double glazed French doors to rear, underfloor heating, central light with three speed ceiling fan, tiled floor.

Bedroom One 14' 8" by 11' 9" (4m 47cm by 3m 58cm)

UPVC double glazed window to rear, radiator.

Bedroom Two 10' 4" by 8' 8" (3m 15cm by 2m 64cm)

UPVC double glazed window to front, radiator

Bathroom

White suite comprises of panel bath with shower over, low level WC, wash hand basin set into a vanity unit, tiled walls.

Rear Garden

Enclosed by fencing, terraced and very mature garden with an abundance of shrubs, trees, bushes and roses, area of patio with steps leading up to a lawned area and further area providing seating, side access, outside tap, double outside socket.



Front Garden

A mature wildlife garden with an abundance of plants and shrubs to attract pollinators and insects alike.

Garage and Driveway

Up and over door, power and light. Driveway for several cars.

Additional Information

Council Tax Band Band C £1851.75 approx..

Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes 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 Rachel J Homes 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 Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes 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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



TOTAL APPROX. FLOOR AREA 812 SQ FT. (75.4 SQ M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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