



Rachel J Homes

Estate Agents

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ROBIN DRIVE, HUTTON, WESTON SUPER MARE, BS24 9RY



- Beautifully Presented Detached Bungalow
- Lounge & Conservatory
- Shower Room
- Garage and Parking
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Lovely Rear Garden
- EPC TBC

£375,000

Rachel J Homes is thrilled to market this Beautifully Presented Detached Bungalow ideally situated in the popular village of Hutton. If you are looking for somewhere that is finished to a high specification and one that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Entrance Hall, Lounge, Kitchen/Breakfast Room, Conservatory, Two Double Bedrooms, Shower Room, Lovely Rear Garden, Front Garden laid to paving providing parking for several cars and Garage. Added benefits of this super home include double glazing, gas central heating plus there is no chain as the vendor has found. Accompanied viewings - CALL NOW!!

Entrance Porch

Composite entrance door, UPVC Double glazed window to side, built in storage cupboards will accommodate a condensing tumble dryer, radiator, wood and glass door to;

Entrance Hall

Wooden flooring, alarm panel, coved ceiling, alarm panel, telephone point, loft hatch, radiator, doors off.

Lounge 15' 10" by 11' 10" (4m 82cm by 3m 61cm)

UPVC Double glazed window to front, coved ceiling, wooden flooring, inset wood burner with granite hearth & wooden mantle, T.V point, radiator.

Kitchen/Breakfast Room 11' 4" by 9' 8" (3m 45cm by 2m 95cm)

UPVC Double glazed window and door to side, range of wall and base units with granite work surface over and up-tile, built in eye level microwave and electric oven, induction hob with extractor over, under mount sink with mixer tap over, integrated washing machine, space for dish washer and fridge freezer, vertical radiator, tiled flooring.

Bedroom One 12' 7" by 9' 10" (3m 84cm by 3m)

UPVC Double glazed window to rear, UPVC Double glazed door to conservatory, coved ceiling, wooden flooring, built in double wardrobes, radiator.

Bedroom Two 10' 6" by 9' 10" (3m 20cm by 3m)

UPVC Double glazed French doors to conservatory, coved ceiling, wooden flooring, vertical radiator.



Conservatory 12' 10" by 9' 6" (3m 91cm by 2m 90cm)

UPVC Double glazed and brick construction, glass roof, radiator, tiled floor, French doors to rear garden.

Shower Room 11' 3" Max by 6' 11" (3m 43cm by 2m 12cm)

UPVC Double glazed window to side, part tiled walls, low level W/C, wash hand basin set into vanity unit, double walk in shower with Sunflower shower, heated towel rail, extractor vent, radiator, tiled flooring,

Rear Garden

Enclosed by fencing, laid to lawn with patio area, decked seating area, mature trees and shrub borders, door to storage area, outside tap, decorative gravel area with greenhouse, gate giving access to Front.

Front

Laid to block paving with parking for several vehicles, shrub borders.

Garage

Up and over door, power and light

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.

Material Information

Freehold Property

Council Tax Band D - Approx.£2202.47 Per Annum

Mains Gas, Electric, Water and Sewerage

Fibre-Optic Broadband

No known mobile issues

No Flooding in the last 5 years

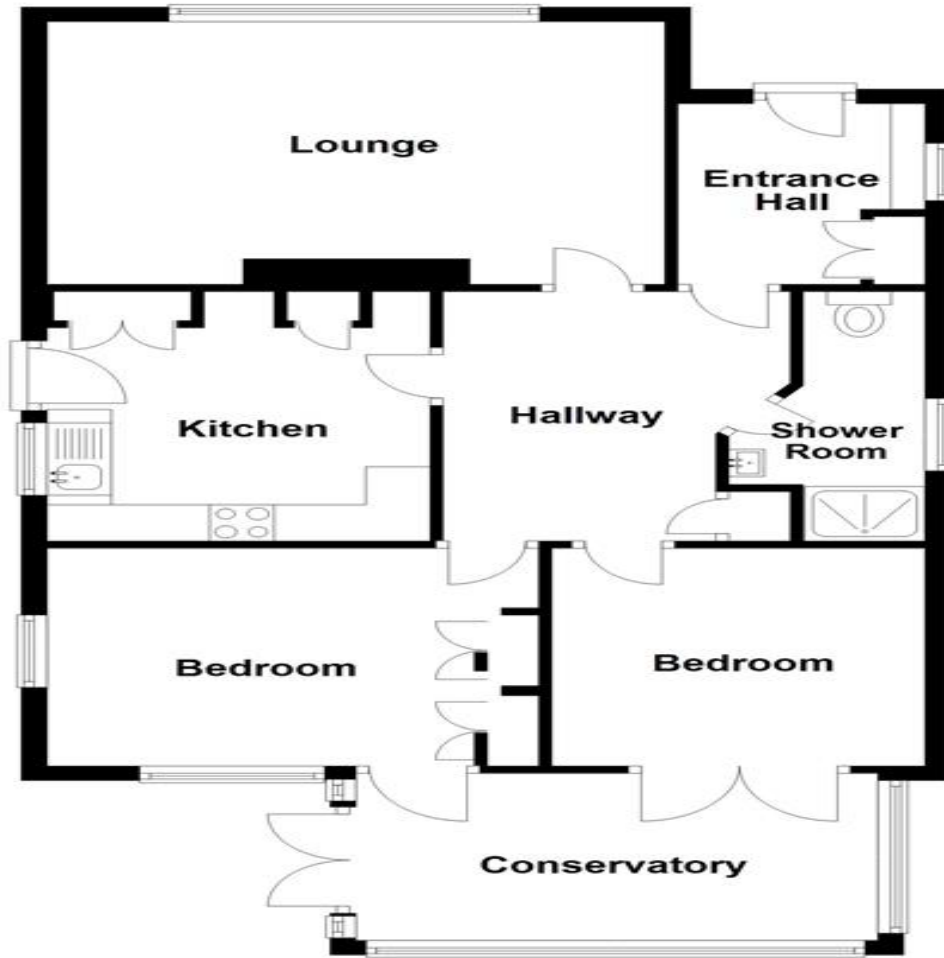






Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



Total area: approx. 87.1 sq. metres (937.6 sq. feet)