



9 Farm Road, Hutton, Weston-Super-Mare, BS24 9RH

Offers Over £300,000

- Well Presented Semi Detached House
- Two Reception Rooms
- Bathroom
- Front & Rear Gardens
- Three Bedrooms
- Kitchen
- Separate Home Office & Utility
- Off Road Parking

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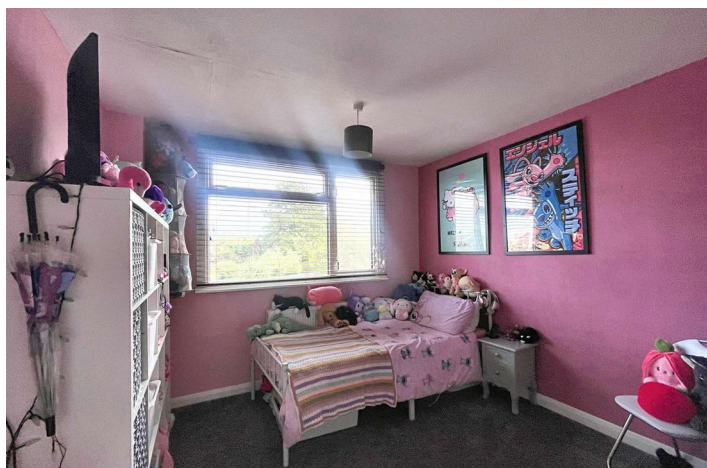
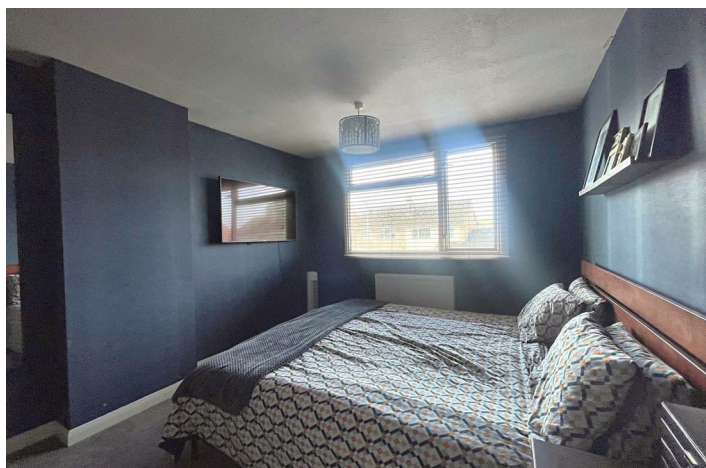
Rachel J Homes is delighted to market this Well Presented Semi Detached House ideally situated in the popular village of Hutton. If you are looking for a family home that is close to amenities and schools then make sure this is on your list to view. The accommodation briefly comprises of Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom, Home Office and Utility, Front and Rear Garden. Added benefits of this lovely home included double glazing and gas central heating. The vendors have found their onward purchase. Accompanied viewings - CALL NOW!!



EPC
D

Freehold

Council Tax Band: C



Lounge

5.10 x 3.94 (16'8" x 12'11")

Upvc Double glazed entrance door and window to front, understairs storage cupboard, radiator, T.V. point, telephone point, stairs to first floor, open archway to;

Dining Room

3.30 x 2.74 (10'9" x 8'11")

Upvc Double glazed window and door to rear, radiator, door to;

Kitchen

3.30 x 2.26 (10'9" x 7'4")

Upvc Double glazed window to side, Upvc Double glazed window and door to rear, range of wall and base unit with work surface over and up-tile, gas hob with extractor over and electric oven under, stainless steel sink and drainer, wall mounted combi boiler, integrated dishwasher, space for fridge freezer.

Stairs and Landing

Upvc Double glazed window to side, loft hatch, doors off.

Bedroom 1

3.98 x 3.04 (13'0" x 9'11")

Upvc Double glazed window to front, radiator.

Bedroom 2

3.30 x 3.04 (10'9" x 9'11")

Upvc Double glazed window to rear, radiator, storage cupboard.

Bedroom 3

3.04 x 1.98 (9'11" x 6'5")

Upvc Double glazed window to front, built in cabin bed, radiator.

Bathroom

2.22 x 1.98 (7'3" x 6'5")

Upvc Double glazed window to rear, panel bath with Sunflower hot water mixer shower over, pedestal wash hand basin, low level W/C, heated towel rail.

Home Office and Utility

3.62 x 2.24 (11'10" x 7'4")

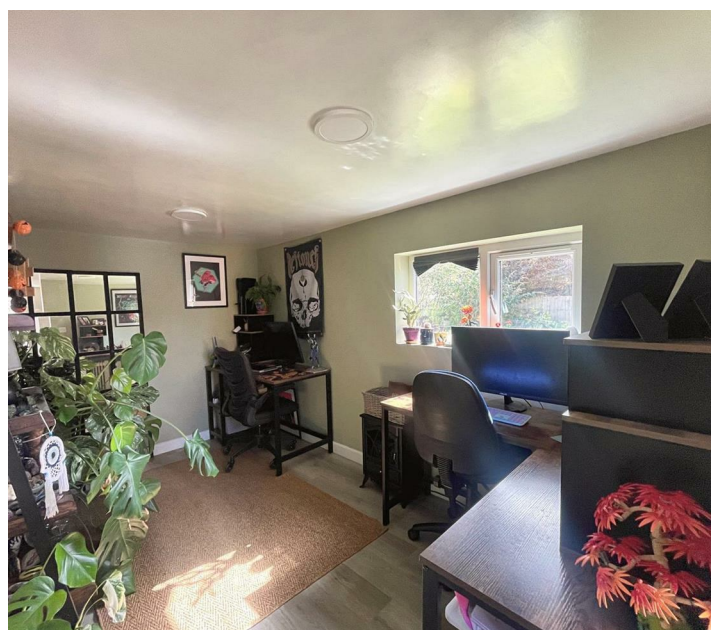
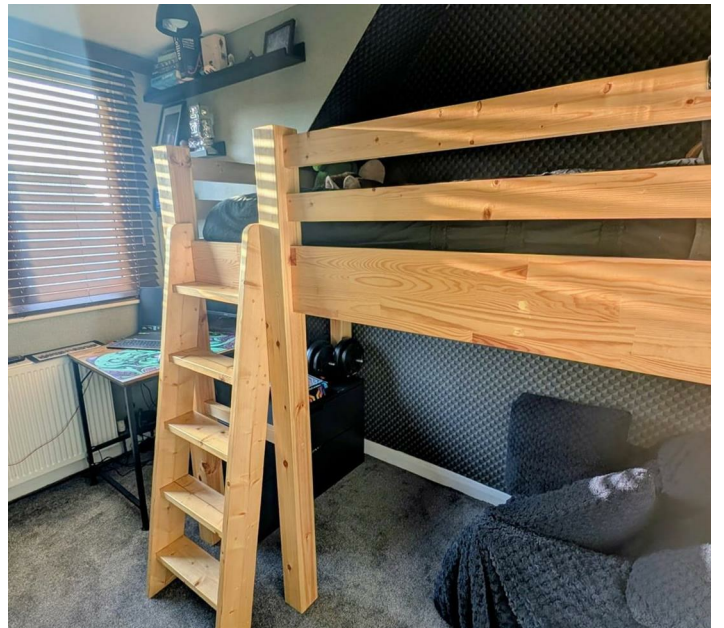
Utility area with space for washing machine, opening into home office with Upvc Double glazed window to side.

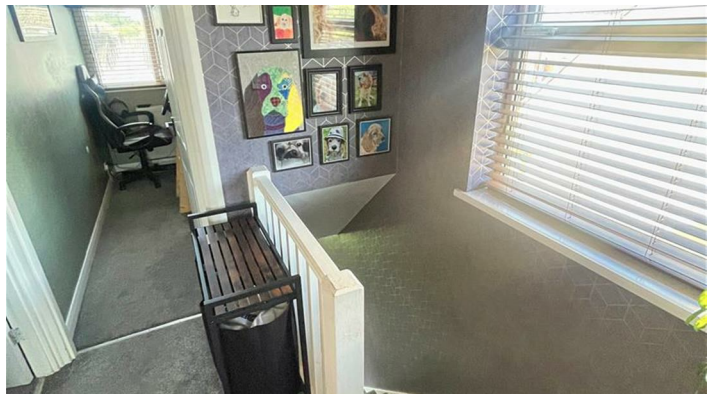
Rear Garden

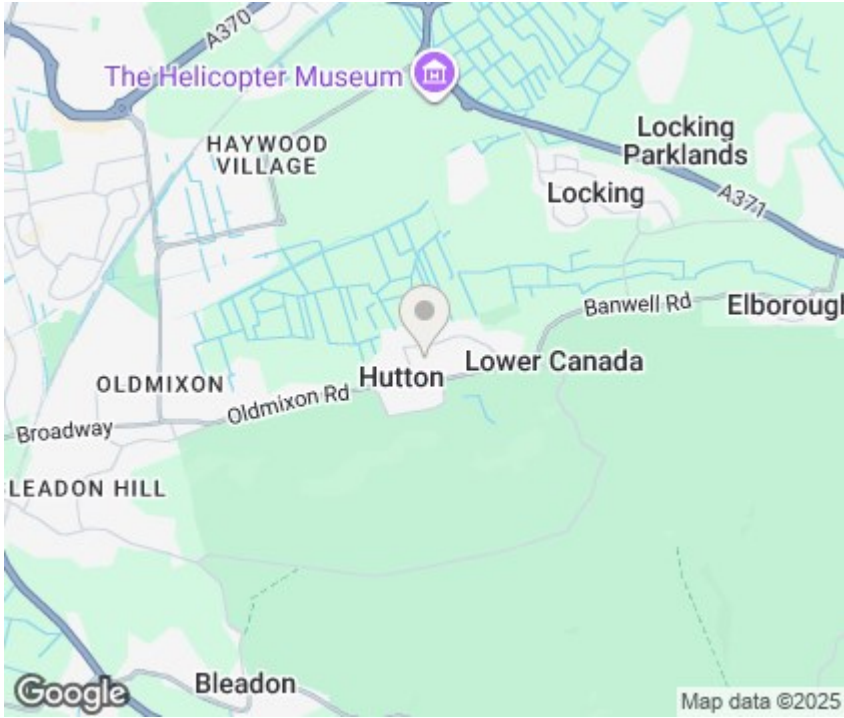
Enclosed by fencing, laid mainly to lawn with patio area and mature shrubs.

Front

Laid to lawn with off road parking.







Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

