



Hobbs & Webb

MAIN ROAD
Weston-super-Mare, BS24 9SR

Price £550,000



Retaining a great deal of charm and character, located in the conservation area at the heart of the ever popular village of Hutton with its popular village pub, primary school as well as take away, a Grade 2 listed cottage with a detached annex that will make an ideal home for a dependant relative, or provide an income from either residential or holiday letting. The property also has a good sized rear garden with vehicular access with a range of garages and outbuildings that will suit a variety of uses. Both the main house and annex have gas central heating with modern replacement kitchens, bathrooms as well as 2 refitted ensuite shower rooms to the main property.

Local Authority

North SOMerset Council Tax Band: D

Tenure: Freehold

EPC Rating: E

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 644664

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PROPERTY DESCRIPTION

Part glazed timber front door to.

Entrance Hall

Wired for wall light, radiator, under stair storage cupboard.

Lounge

13'4" x 12'11" plus recess (4.06m x 3.94m plus recess)

Exposed beamed ceiling, timber southerly facing window with window seat to front, open fire place, wired for 2 wall lights, radiator.

Dining room

14'6" x 12'10" plus recess (4.42m x 3.91m plus recess)

2 recess's one with built in glass fronted wall cupboard with double base cupboard below, exposed beamed ceiling, southerly facing timber window with window seat to front, wired for 2 wall lights, recess with brick arch and back housing wood burning stove.

From entrance hall door to.

Rear Lobby

Built in cupboard housing gas fired boiler providing hot water and central heating, door to utility room, rear garden and to.

Kitchen

1,4" x 7'2" min (0.30m,1.22m x 2.18m min)

6 recessed spot lights, 2 windows to rear, loft access. Refitted with replacement range of white units comprising double and single wall cupboards, single bowl and sink tidy single drainer with mixer tap over and double cupboard under, 2 further double base cupboard and single base cupboard, triple base drawers with 2 deep pan drawers, with work tops over with tiled surrounds. 4 ring integrated stainless steel gas hob with stainless steel chimney extractor hood and light over, integrated electric oven, flag stone floor, return door to dining room.

Utility Room

6'0" x 5'10" (1.83m x 1.78m)

Window to rear, radiator, plumbing for washing machine.

Bathroom

6'5" x 6'0" (1.96m x 1.83m)

Modern white replacement suite of panelled bath with shower back surround, low level W.C., pedestal wash hand basin, obscure glazed window to rear, tiled effect vinolay flooring.

From entrance hall spindled balustraded quarter turn staircase to first floor.

First Floor landing / Office area

13'1" x 8'7" overall measurement (3.99m x 2.62m overall measurement)

Southerly window to front , radiator, would make an ideal office / study area.

Bedroom 1

13'0" x 11'8" plus recess (3.96m x 3.56m plus recess)

Exposed beamed ceiling, southerly facing timber window, radiator, telephone point.

Ensuite Shower room

Fitted with a tiled shower cubicle with folding screen and electric shower, vanity wash hand basin with mixer tap over and double cupboard under, low level W.C., extractor 2 recessed spot lights, fully tiled walls tiled floor.

Bedroom 2

11'0" x 10'0" extending to 13'2" recess (3.35m x 3.05m extending to 4.01m recess)

Exposed beamed ceiling, timber window to front, radiator.

Ensuite Shower room

2 recessed spot lights extractor, tiled shower cubicle with folding screen and mains mixer shower unit, low level W.C., vanity wash hand basin with mixer tap over and double cupboard under, fully tiled walls, tiled floor.

PROPERTY DESCRIPTION

Detached Annex

Detached Annex with own gas meter, water and electric supply via the main property.

Door to entrance lobby leading to.

Lounge

15'1" x 15'3" max (4.60m x 4.65m max)

Beamed ceiling, timber windows to front, radiator.

Kitchen Area

8'6" x 8'0" (2.59m x 2.44m)

Velux sky light, refitted with grey coloured units comprising, wall units, single bowl, single drainer sink with mixer tap over and double cupboard under, further single base cupboards and triple base drawers with 2 deep drawers, 4 ring stainless steel gas hob, electric cooker, work surrounds with tiled splash backs, wall mounted gas fired boiler providing hot water and central heating.

Bathroom

7'3" x 6'3" (2.21m x 1.91m)

Timber window to front, extractor, radiator, white suite of panelled bath with mixer tap with shower attachment over, pedestal wash hand basin and low level W.C. tiled surrounds, tiled floor.

From the lounge door to.

Bedroom

12'10" x 9'1" (3.91m x 2.77m)

Beamed ceiling, one wall with exposed stone work, radiator, window and door to side.

Outside

The front garden is laid to level lawn and pathway to the main property, to the east side of the property a tarmacadam driveway provides parking for 4 to 5 cars, 5 bar timber gate and matching pedestrian gate leads to further area of driveway providing additional parking if

required. Block and paving slab patio seating area with with timber pergola which can be accessed from the rear of the house, outside light. The majority of the rear garden is laid to lawn with apple, pear and plum trees, enclosed by timber fencing and screens of shrubbery. There are various useful outbuildings to include Car port with a minimum measurement of 16'2" x 11'6" (4.93m x 3.51m), workshop / garage with part glazed frontage and up and over door 25'4" x 15'1" extending to 18'0" (7.72m x 4.60m extending to 5.49m) leading to storeroom 9'0" x 6'7" (2.74m x 2.01m)(with windows to front and side. Further block built garage with double timber doors to front 17'3" x 11'3" (5.26m x 3.43m), and finally an corrugated asbestos Nissen style shelter 19'11 x 14'2" (6.07m x 4.32m).

Material Information.

Additional information not previously mentioned

- Grade 2 listed cottage in conservation area
- Mains electric supply
- Water mains supply by Bristol Wessex water
- Heating via gas central heating
- Sewerage mains drainage via Bristol Wessex water
- Broadband via fibre to the property

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

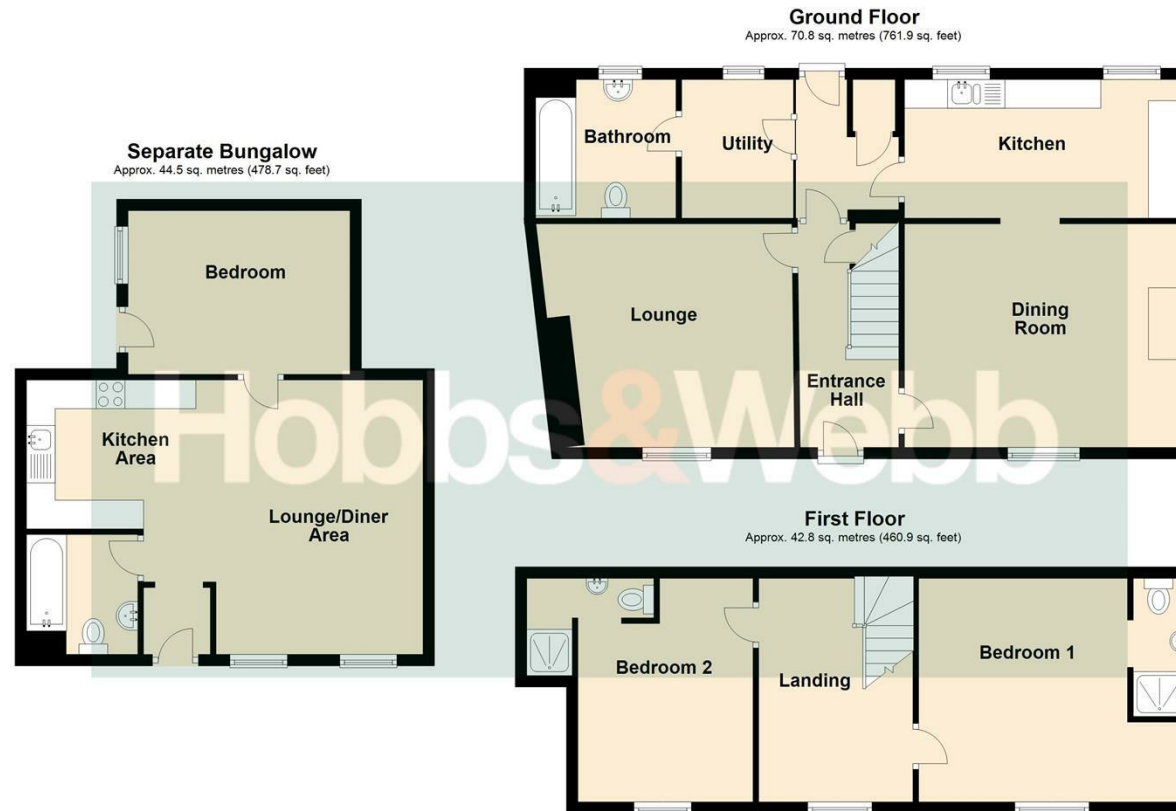
Flood Information:

flood-map-for-planning.service.gov.uk/location









Total area: approx. 158.1 sq. metres (1701.5 sq. feet)

For Illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being representation either by the Seller or his Agent Copyright Hobbs and Webb
Plan produced using PlanUp.

Hobbs & Webb

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.