



99 Oldmixon Road, Hutton, Weston-Super-Mare, BS24 9QA

£375,000

- Well Presented Double Fronted Bungalow
- Lounge
- Large Front and Rear Garden
- Edge of Hutton Village
- Three Double Bedrooms
- Kitchen/Dining Room
- Garage and Driveway for Several Cars
- Must be Viewed!!!

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Rachel J Homes is delighted to market this double fronted and well presented detached bungalow situated on the edge of Hutton Village, close to amenities, shop, schools and transport links. If you are looking for a spacious home that can offer plenty of space inside and out then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hallway, Lounge, Kitchen/Dining Room, Three Double Bedrooms, Family Bathroom, Large Front and Rear Gardens, Garage and Driveway. Added benefits of this lovely home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC
D

Freehold

Council Tax Band: E



Entrance Porch

UPVC double glazed door to

Entrance Hallway

Radiator, access to loft, doors off

Lounge

4.06 x 4.06 (13'3" x 13'3")

UPVC double glazed bay window to front, two radiators, electric fire in feature stone surround with marble hearth and back plate, TV point, coved ceiling

Kitchen/Diner

6.71 x 3.73 (22'0" x 12'2")

UPVC double glazed window to rear, range of wall and floor units with work surface over, double electric oven, gas hob, extractor hood, integral dishwasher and washing machine, one and half bowl stainless steel sink unit and drainer with mixer tap, space for fridge/freezer, open archway to dining/seating area, storage area, laminate floor, door to

Inner Hallway

UPVC window to side, radiator, laminate floor, door to bathroom

Conservatory

3.84 x 2.82 (12'7" x 9'3")

Part UPVC and brick built, polycarbonate roof, laminate floor, French doors to garden

Bedroom One

3.66 x 3.66 (12'0" x 12'0")

UPVC double glazed bay window to front, feature radiator, door to ensuite

Ensuite

White suite comprises of low level WC, wash hand basin set into a vanity unit, corner shower cubicle with electric shower.

Bedroom Two

3.89 x 2.74 (12'9" x 8'11")

UPVC double glazed window to rear, radiator, built in wardrobes

Bedroom Three (currently used as an office)

3.43 x 2.34 (11'3" x 7'8")

UPVC double glazed window to side, radiator.

Family Bathroom

2.67 x 2.49 (8'9" x 8'2")

UPVC double glazed window to rear, corner panel

bath, double shower cubicle, low level WC and wash hand basin set into vanity unit, radiator, part tiled walls

Front Garden

Enclosed by walling, large area of lawn, block paved area providing parking for several vehicles.

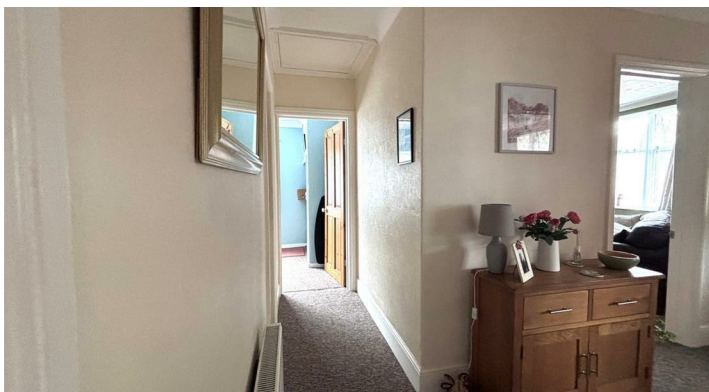
Rear Garden

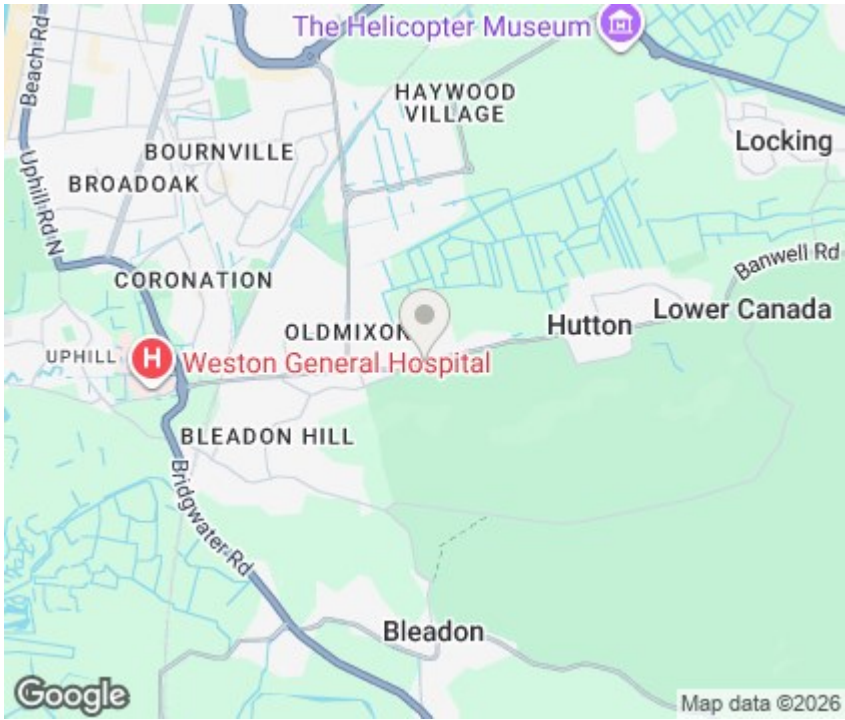
Enclosed by fencing, raised patio area providing a seating area, steps down to and area largely laid to lawn, mature shrub borders, water tap and side access

Garage

Up and over door, light and power, brick built lean to at the side of the garage for storage.







Viewings

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

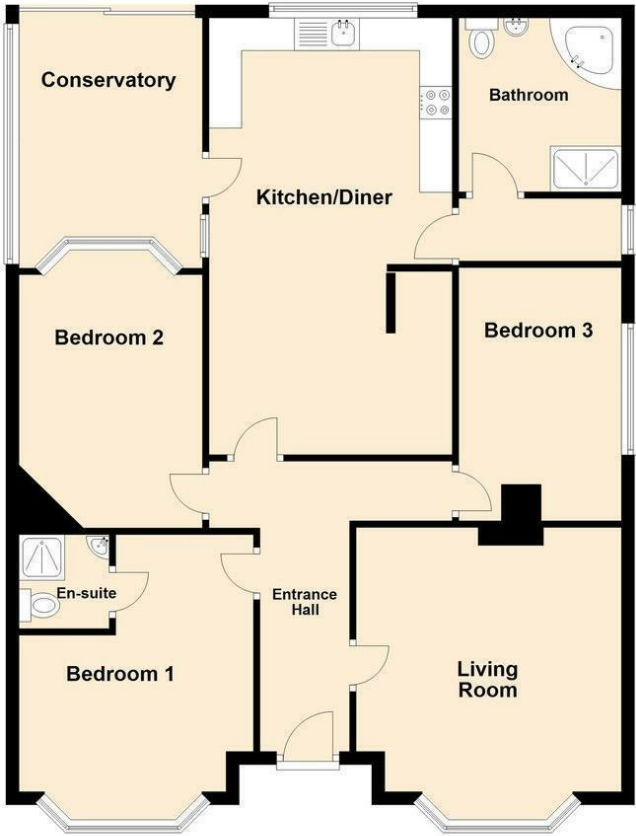
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 109.0 sq. metres (1173.3 sq. feet)



Total area: approx. 109.0 sq. metres (1173.3 sq. feet)