



Hobbs & Webb

MOORCROFT ROAD
Weston-Super-Mare, BS24 9RR

Price £300,000



*** SOLD PRIOR TO MARKETING *** Offered to the market with no onward chain, this charming detached bungalow is set within the highly desirable Hutton village, providing a peaceful yet convenient location. Approached via double iron gates, the property benefits from a block-paved driveway leading to a garage, while the attractive front garden is laid to stone chippings with raised flower borders for easy maintenance and year-round kerb appeal.

The internal layout includes an entrance porch opening to a welcoming hallway with two useful storage cupboards, a spacious lounge, a kitchen/breakfast room, two well-proportioned double bedrooms and a family bathroom.

To the rear, the garden enjoys a delightful southerly aspect and a high degree of privacy. Designed for low-maintenance living, it offers an ideal outdoor space for relaxing or entertaining.

Situated in one of the area's most sought-after villages, this property presents an excellent opportunity for those seeking single-level accommodation in a prime location, with scope to add personal touches and create a truly wonderful home. Early viewing is highly recommended.

Local Authority

Norht Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Entrance Porch

uPVC double glazed windows and entrance door, vinyl floor and uPVC obscured double glazed door providing access to the entrance hall.

Entrance Hall

Radiator, loft access with light and boarding, airing cupboard with radiator, further cupboard, telephone point and doors to the lounge, kitchen/breakfast room, bedrooms and bathroom.

Lounge

15'8 x 11'6 (4.78m x 3.51m)

Coved ceiling, uPVC double glazed window to the front aspect, radiator, brick feature fireplace with gas stove, television aerial and telephone point.

Kitchen/Breakfast Room

13'6 x 9'4 (4.11m x 2.84m)

A matching range of wall and base white gloss cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink and drainer with mixer tap over. Freestanding gas cooker with extractor hood over. Space and plumbing for washing machine and under-counter fridge. Wall mounted gas combi boiler servicing heating and hot water to the property, radiator, uPVC double glazed window to the rear aspect, vinyl flooring and uPVC double glazed door providing access to the rear garden.

Bedroom One

13'7 x 9'9 (4.14m x 2.97m)

Coved ceiling, uPVC double glazed window to the rear aspect and radiator.

Bedroom Two

13'0 x 8'7 (3.96m x 2.62m)

Coved ceiling, uPVC double glazed window to the front aspect and radiator.

Bathroom

Panelled bath with mixer tap over and electric 'Mira' shower. Pedestal wash hand basin with twin taps over, low level WC, fully tiled walls, radiator, uPVC obscured double glazed window to the side aspect and vinyl flooring.

Rear Garden

Enjoying a southerly aspect and a high degree of privacy. Laid to imprinted concrete patio and resin patio with raised flower borders, timber summer house, outside tap, fencing and wooden gate providing access to the driveway.

Front Garden & Driveway

The front garden is laid to stone chippings with raised flower borders. A block paved driveway accessed via double iron gates providing off street parking for several vehicles and access to the garage.

Garage

16'4 x 8'5 (4.98m x 2.57m)

Double doors, power and lighting.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating

PROPERTY DESCRIPTION

- Mains drainage

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:

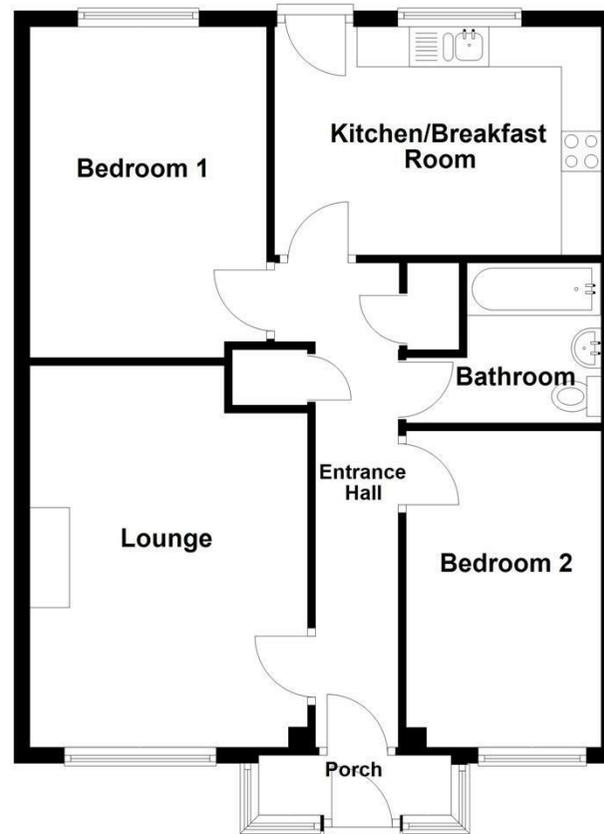
flood-map-for-planning.service.gov.uk/location







Ground Floor



Hobbs & Webb

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Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

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.