



Hobbs & Webb

MAIN ROAD
Weston-Super-Mare, BS24 9SP

Price £450,000



Set in the heart of the ever popular village of Hutton, within a level short walk of the village pub, primary school, church, village hall local park and being ideally situated for many countryside walks a good size detached bungalow. The property has flexible accommodation which is double glazed and has gas central heating comprising a lounge, separate dining room, conservatory, refitted kitchen, 3 bedrooms and bathroom as well as a highly useful utility room and cloakroom. Outside a block paved driveway providing ample off road parking for 4 cars to a good size garage. The private gardens are southerly and westerly facing and offer a fantastic space to relax and dine.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	77
(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

Upvc double glazed door and side panel to.

Entrance Porch

5'4" x 4'5" (1.63m x 1.35m)

Light, window to side, inner glazed timber door and side panel to.

Entrance Hall

Coved ceiling, radiator, telephone and broadband socket, boiler cupboard housing gas fired boiler which is approximately 2 years old, loft access with pull down ladder to part boarded loft space with light.

Lounge

19'8" x 11'9" (5.99m x 3.58m)

Upvc double glazed shallow bay window to the front, 2 radiators, feature fire place with coal effect electric fire with timber surround and tiled hearth, TV point, 2 sets of Upvc double glazed sliding patio doors to.

Conservatory

19'7" x 9'9" (5.97m x 2.97m)

Built with a pitched polycarbonate roof and base wall construction with Upvc double glazed windows with views back towards Weston hillside and Upvc double glazed sliding patio doors and further Upvc double glazed door to the gardens, light and power, radiator, tiled floor.

Dining room

11'8" x 10'2" (3.56m x 3.10m)

Upvc double glazed shallow bay window to the front and further Upvc double glazed window to the side, radiator.

Kitchen

12'9" x 11'5" (3.89m x 3.48m)

8 Spot lights, Upvc double glazed window and Upvc double glazed door to the driveway, radiator. The kitchen is fitted with a modern range of gray coloured units comprising 2 double and 5 single wall cupboards, in and out larder unit and spice rack, over cooker unit, single bowl and sink tidy single drainer sink with mixer tap over and double cupboard under. Further double and single base cupboards and 2 triple and a double base drawer unit with deep pan drawers with roll edge work tops over with part breakfast bar, tiled surrounds, integrated 4 ring stainless steel gas hob with stainless steel chimney extractor hood and light over, integrated double electric oven and integrated fridge / freezer, space and plumbing for a slimline dishwasher, tiled effect flooring.

Bedroom 1

14'4" x 12'0" (4.37m x 3.66m)

Including 3 double built in wardrobes, Upvc double glazed window to the side, radiator.

Bedroom 2

13'10" x 8'7" (4.22m x 2.62m)

Including 3 built in double wardrobes, Upvc double glazed window, radiator.

Bedroom 3

12'8" x 7'9" (3.86m x 2.36m)

Upvc double glazed window, radiator.

PROPERTY DESCRIPTION

Bathroom

11'5" x 7'0" max (3.48m x 2.13m max)

UPVC double glazed window, radiator, fitted with a white suite of a pedestal wash hand basin with mixer tap, low level WC, panelled bath with mixer tap and shower attachment half tiled walls, tiled shower cubicle with door and mains mixer shower unit, spot light.

A door from the hallway to.

Inner hall

Door to.

Utility Room

12'8" x 10'9" max (3.86m x 3.28m max)

Upvc double glazed window and Upvc double glazed back door, radiator, fitted with a double wall cupboard, work top with space and plumbing for a washing machine, space for a tumble drier, further work top with single bowl single drainer sink with double cupboard below, tiled floor, door to the garage.

Cloakroom

4'3" x 3'3" (1.30m x 0.99m)

Upvc double glazed window, low level WC, vanity wash hand basin with mixer tap over, half tiled walls, tiled floor.

Outside

The property is set on a prominent corner plot at the heart of the village with a block paved driveway providing off road parking for 4 cars with screen of laurel hedging, pea gravel and shrub bed, the driveway leads to a garage

measuring 17'2" x 11'6" to 11'2" to pier (5.23m x 3.51m to 3.40m to pier) with up over door, power and light and personal door to the bungalow, gate from the drive to main garden which is enclosed by timber feather edged fencing, southerly and westerly facing with paved patio seating area, water feature, level lawn with mature flower and shrub beds and borders and chipping stone bed. Further gate from the patio area to a paved area of rear garden with outside tap and potting shed.

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Heating via gas central heating
- Sewerage mains drainage Bristol and 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:

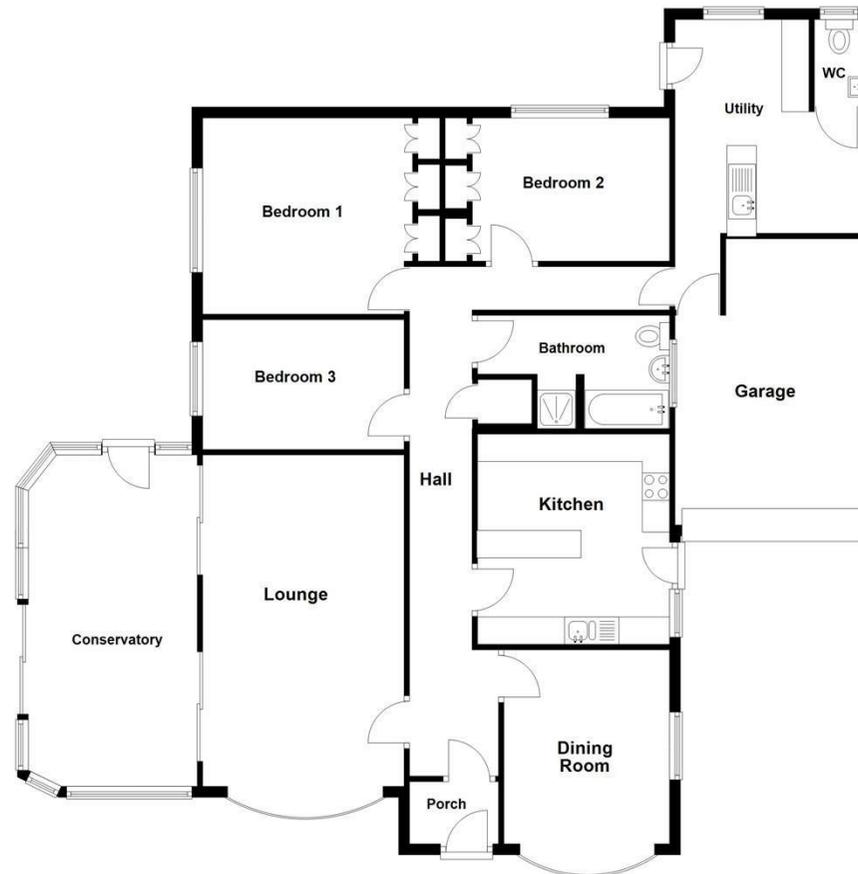
flood-map-for-planning.service.gov.uk/location







Ground Floor



Hobbs & Webb

01934 644664

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.