



Hobbs & Webb

ST. MARYS ROAD
Weston-super-Mare, BS24 9QP

Price £365,000



Built in the early 1990's this charming individual detached chalet-style bungalow in the sought after village of Hutton offers a well designed layout. The entrance hall welcomes you into a well proportioned lounge, kitchen with additional utility room, dining room with door through to the conservatory which overlooks the well kept rear garden which is laid predominately to lawn & patio, and enjoys a southerly aspect.

Being offered with no onward chain complications, the property boasts two ground floor bedrooms, one with en-suite shower room and separate bathroom, while a further bedroom with en-suite WC is situated on the first floor.

The property also features a generous driveway which provides ample parking for two/three vehicles and access to the garage.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	81
(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

Entrance Hall

Accessed via an obscured double glazed hardwood front entrance door, oak engineered flooring, telephone point, two radiators, stairs rising to the first floor landing, airing cupboard with radiator, and doors to:-

Kitchen

9'8 x 8'8 (2.95m x 2.64m)

Fitted with a matching range of wall and floor cupboard and drawer units with rolled edge work surfaces and tiled splashbacks. Inset one and a half bowl sink and drainer unit with mixer tap over. Space for freestanding electric cooker, space and plumbing for dishwasher and tall fridge/freezer. Wooden framed double glazed window to the front,, radiator and tiled flooring.

Utility Room

7'7 x 5'5 (2.31m x 1.65m)

Base level cupboard and drawer with rolled edge work surface over and tiled splashback. Space and plumbing for washing machine. Wall mounted 'Vaillant' gas combi boiler, wooden framed double glaze window and door to side access, tiled flooring and door to internal garage.

Garage

16'4 x 7'8 (4.98m x 2.34m)

Up and over door, power and lighting, rear access door into the utility room.

Lounge

16'7 x 10'8 (5.05m x 3.25m)

Coved ceiling, feature stone fireplace with gas fire (not tested), wall light

points, television point, radiator and wooden framed double glazed sliding patio doors.

Dining Room

10'8 x 10'5 (3.25m x 3.18m)

Coved ceiling, radiator, wood effect laminate flooring and wooden framed double glazed sliding door to the conservatory,

Conservatory

9'3 x 7'9 (2.82m x 2.36m)

Full length double glazed units with polycarbonate roof and tilt and turn door providing access to the rear garden.

Bedroom One

11'3 plus built in wardrobes x 8'8 (3.43m plus built in wardrobes x 2.64m)

Coved ceiling, wooden framed double glazed window to rear, a range of built in wardrobes with shelf space and hanging rail, telephone point and door to:-

En-suite

With a suite comprising double shower cubicle with tiled surrounds and mixer unit, vanity wash hand basin with mixer tap over and cupboard below, low level w.c. chrome heated towel rail, shaver point, fully tiled walls and wooden framed double glazed window.

Bedroom Three

10'8 x 8'8 (3.25m x 2.64m)

Coved ceiling, wooden framed double glazed window to the front, radiator and television point.

PROPERTY DESCRIPTION

Bathroom

A three piece suite comprising panelled bath with mixer tap over, pedestal wash hand basin with twin taps over, low level WC, radiator, wooden framed double glazed window to side, radiator, extractor fan and wood effect flooring.

Stairs to first flooring landing with access to loft eave storage area.

Bedroom Two

10'3 plus built in wardrobes x 16'8 max 8'10 min (3.12m plus built in wardrobes x 5.08m max 2.69m min)

Double glazed Velux window, radiator, built in wardrobes with hanging and shelving and door to the en-suite cloakroom.

En-suite Cloakroom

Low level w.c pedestal wash hand basin, radiator and half tiled walls.

Outside

To the front of the property is a tarmac area providing parking for several vehicles. To the rear of the property is an attractive enclosed south facing garden with lawn, paved patio, pond and raised well stocked flower borders.

Material Information.

Broadband - Fibre to the cabinet.

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









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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.