



## YEW TREE COTTAGE, 8 MAIN ROAD

Weston-Super-Mare, BS24 9QG

Price £360,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* Unexpectedly Back On The Market \* IDYLIC COTTAGE IN HUTTON \* Boasting a GARAGE & PARKING, Mayfair Town & Country are thrilled to welcome to the market this charming cottage in the ever desirable Hutton. Comprising in brief, entrance vestibule, entrance hall/boot room, kitchen/dining room with gas 'AGA' cooker, conservatory, generous sitting room, two larger than average bedrooms (which could be converted to three bedrooms) and bathroom. Externally the property boasts a sizeable cottage garden, impressively private and lovingly maintained with a detached garage and gated driveway. In all, a truly wonderful home with a great deal to offer.

## Situation

18 meters – Bus Stop  
 3.00 miles – Weston Sea Front  
 3.60 miles – Junction 21 of the M5  
 All distances are approximate and sourced from Google Maps

## 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		82
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Vestibule

Iron railing gate opening into the open entrance vestibule, door to the utility room and door to;

## Entrance Hall/Boot Room

10'0" × 4'3" (3.05m × 1.30m)

Composite front door with feature spiral glass, double glazed window to front, spacious entrance hall which is an ideal boot or mud room with tiled flooring, door to;

## Kitchen/Dining Room

16'4" × 12'6" max (4.98m × 3.81m max)

Double glazed window to rear, cottage style kitchen comprising a range of eye and base level units with complementary worktop over and tiled surround, inset 'Belfast' sink with mixer tap over, feature gas 'AGA' cooker, two large pantry storage cupboards, ample space for dining table and chairs, radiator, tiled flooring, door to the conservatory and door to;

## Sitting Room

18'8" × 17'0" (5.69m × 5.18m)

Dual aspect double glazed windows to front and rear, gas fireplace with mantel surround and feature tiles, stairs rising to the first floor landing, under-stair storage, consumer unit, radiator and television point.

## Conservatory

13'11" × 9'0" (4.24m × 2.74m)

uPVC double glazed windows to both sides and rear, electric radiator, tiled flooring and uPVC double glazed door opening to the garden.

## Landing

Double glazed windows to rear, radiator, storage cupboard, hardwood flooring and doors to;

## Bedroom One

15'7" × 13'01" (4.75m × 3.99m)

Double glazed window to front, above stair storage cupboard, hardwood flooring and radiator.

## Bedroom Two

15'2" × 10'01" max (4.62m × 3.07m max)

Double glazed window to front, hardwood flooring and radiator.

## Bathroom

7'1" × 6'2" (2.16m × 1.88m)

Double glazed window to rear, suite comprising low level WC, hand wash basin with taps over and tiled surround, panelled bath with shower over and tiled surround, towel radiator and hardwood flooring.

## Utility Room

Accessible via two doors from the entrance vestibule and the garden, wall mounted gas central heating 'Worcester' combination boiler, space and plumbing for washing machine and tumble dryer.

## Rear Garden

Impressively maintained and boasting a south facing aspect, the rear garden enjoys multiple areas and an array of mature hedges, shrubs and plants. Stepping from the conservatory onto a paved area with doors to the utility room and an outside toilet, a feature of circular steps rise to the main garden which is laid to lawn and surrounded by an abundance of cottage style plants, to the side is an additional paved entertaining area, a walkway from the lawn area leads to the rear of the garden with a larger paved area and the garage/driveway.

## Garage & Parking

17'0" 9'5" (5.18m 2.87m)

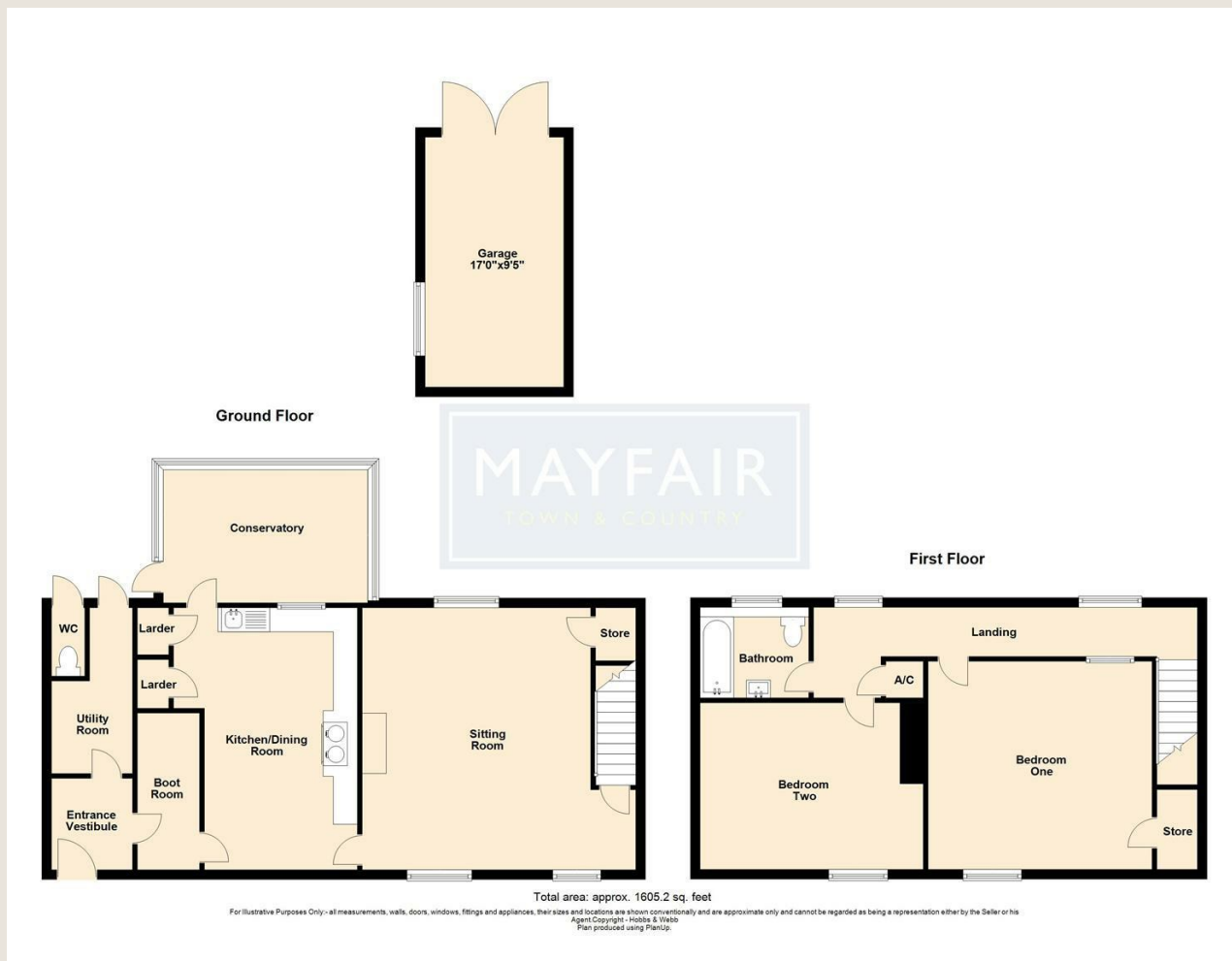
The garage has two large barn style doors opening to the front, glazed window to the side with power and lighting. Situated to the front is the paved driveway allowing off street parking for multiple vehicles with a gate mid-way.











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

01934 515153

worle@mayfairproperties.net

### 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 affect 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. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

