



# Rachel J Homes

Estate Agents

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## MOOR LANE, HUTTON, WESTON SUPER MARE, BS24 9QJ



- Well Presented Detached Bungalow
- Three Double Bedrooms
- Kitchen/Diner
- Lounge
- Large Front and Rear Gardens
- Conservatory
- Garage and Parking for Several Cars
- EPC D

### £465,000

Rachel J Homes is delighted to market this Well Presented Detached Bungalow which is located in the popular village of Hutton and offers plenty of space both inside and out and a home that you can "just move in. The accommodation briefly comprises of Entrance Hall, Lounge, Kitchen/Diner, Conservatory, Three Double Bedrooms, Family Bathroom, Large Front and Rear Gardens, Garage and Driveway for Several Cars. Added benefits of this super home include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW to book yours!!



### **Entrance Hall**

uPVC Double glazed entrance door, radiator, storage cupboard, wooden floor.

### **Lounge** 15' 11" by 12' 8" (4m 85cm by 3m 86cm)

UPVC Double glazed window to front and side, coved ceiling, dual fuel burner with slate hearth, T.V.point, radiator.



### **Kitchen/Diner** 14' 4" by 10' 2" (4m 36cm by 3m 11cm) Dining Area

Two uPVC Double glazed windows to front, uPVC Double glazed French doors to rear radiator, wooden flooring, uPVC Double glazed window to side, composite one and half bowl sink and drainer with mixer tap over, range of wall and base units with wooden work surface and up-tile, space for washing machine and dish washer, integrated fridge freezer, eye level oven and grill, induction hob with extractor over, wooden flooring, door to;



### **Inner Hallway**

Loft hatch, storage cupboard, doors off, radiator.

### **Bedroom One** 12' 11" by 10' 7" (3m 94cm by 3m 23cm)

uPVC Double glazed window to rear, radiator, coved ceiling.

### **Bedroom Two** 11' 3" by 9' 10" (3m 43cm by 3m )

Radiator, part glazed doors to



### **Conservatory** 14' 1" by 8' 7" (4m 29cm by 2m 62cm)

uPVC Double glazed and brick construction with Polycarbonate roof, uPVC Double glazed French doors to rear garden.

### **Bedroom Three** 11' 10" by 8' (3m 61cm by 2m 44cm)

### **Bathroom**

uPVC Double glazed window to side, panel bath with hot water telephone mixer shower, pedestal wash hand basin, low level W/C, part tiled walls, tiled floor, radiator.





### **Rear Garden**

Enclosed by fence and laid mainly to lawn with mature shrubs and trees, fish pond, three storage sheds, separate patio area to side, gate giving access to front, personal door into garage,

### **Front Garden**

Enclosed by wall, laid to lawn with mature shrubs and trees, parking area for several vehicles.

### **Garage**

Electric roller door, light and power, wall mounted boiler, personal door to rear garden.

### **Agents Note**

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

### **Additional Information**

Council Tax Band D Approx.£2083.22











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



**Floor Plan**

Total floor area 103.8 sq.m. (1,117 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox