



59 Main Road, Weston-super-Mare, North Somerset, BS24 9SR

  
**DAVID PLAISTER**  
PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS



# 59, Main Road, Hutton, Weston-super-Mare, North Somerset, BS24 9SR

£285,000

Discover the understated charm of this two bedroom detached bungalow, ideally situated in the serene village of Hutton. Nestled on an elevated plot, the property hints at potential views of the peaceful surroundings, providing a tranquil retreat from the hustle and bustle. Adding to its appeal, the bungalow comes equipped with outbuildings and a garage, offering practical solutions for storage or versatile usage. Off-street parking further enhances convenience, ensuring easy access for both residents and guests. While the promise of this home is evident, it's worth noting that some modernisation and refurbishment are needed. This presents an opportunity for those with a knack for renovations or a desire to shape a property to their liking. The sought-after village location adds a touch of simplicity to daily living, making it an inviting prospect for those seeking a blend of comfort and countryside living. Embrace the potential to make subtle changes and transform this dwelling into a cosy haven. This could be your chance to create a comfortable abode without the overwhelming pressures of an extensive renovation. Seize the opportunity to turn this house into your home with a touch of your own style.

- Brilliant two bedroom detached, Freehold bungalow
- Well positioned in the semi-rural, and sought after village of Hutton on an elevated plot
- Outbuildings and garage
- Off street parking
- In need of modernisation and refurbishment
- Super opportunity for those wishing to make their mark
- EPC Rating – E52, Council tax band- D







## Accommodation

### Entrance

On approach to the property, there is a timber framed single glazed entrance door into hallway.

### Hallway

Doors to principal rooms, built-in storage cupboard, housing hot water tank and another useful storage cupboard, radiator, aluminium double glazed window, roof access hatch, ceiling light.

### Bathroom

A low-level WC, wash hand basin, vanity unit, panelled bath, enclosed electric shower, aluminium double glazed window, heated towel rail, ceiling light.

### Living Room

A light and bright living space with a UPVC double glazed window overlooking the garden to the front, baxi back boiler and fireplace, radiator, wall and ceiling lights.

### Kitchen

Wood effect vinyl flooring, range of wall and floor units with worktops and tiled splashbacks over. Eyelevel oven and grill, built-in storage cupboard, space for appliance, vinyl flooring, electric hob, aluminium double glazed window, radiator, door to rear porch, ceiling spotlights, light and fan.

### Rear Porch

Aluminium double glazed windows, timber framed double glazed door to outside, wall lights.

### Bedroom One

Fitted wardrobes and cupboards, aluminium double glazed window, radiator, ceiling fan and light.

### Bedroom Two

Fitted wardrobes and storage, aluminium double glazed window, radiator, ceiling light.

### Outside

### Front

To the front of the property is gated access to slab and gravel sloping pathway rising up to the side of the property with various tiers, garden is laid to slab patio, gravel and Lawn, with various mature shrubs and hedging.





### Front Parking

An allocated off street parking area positioned to the front of the property.

Pathways to the side, lead you to the rear of the property where there is a garage and various storage outbuildings.

### Garage

An up and over garage door with power supply and lighting.

Please note the garage is accessed via Eastfield Road.

### Storage / Outbuildings

Various block built storage sheds.

### Services

Mains electric, gas, electric and water.

### Tenure

Freehold.















Floor 0 Building 1

Approximate total area<sup>(1)</sup>

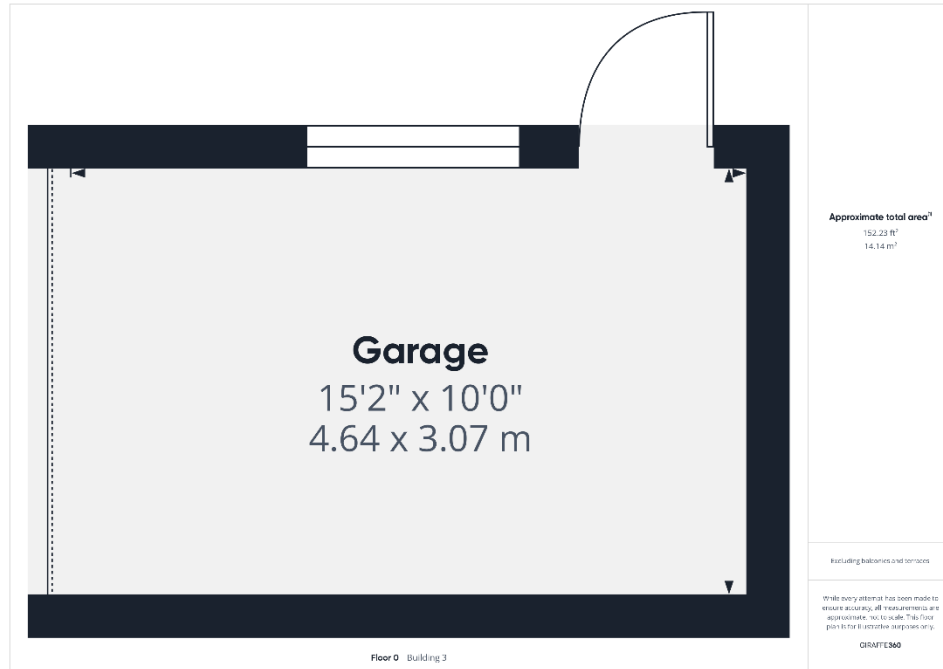
698.16 ft<sup>2</sup>  
64.86 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Address: 59 Main Road, Hutton, WESTON-SUPER-MARE, BS24 9SR  
 RRN: 0300-2420-3390-2794-3331

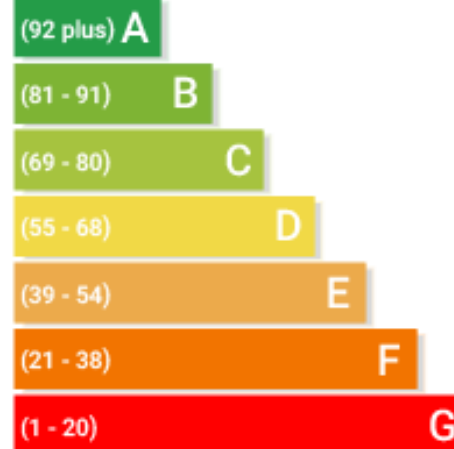


## Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



Not energy efficient - higher running costs

England & Wales

EU Directive  
 2002/91/EC



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID  
**PLAISTER**

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12 South Parade, Weston-super-Mare,  
 North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk