



**Canada Coombe
Hutton
Weston-Super-Mare
Somerset
BS24 9US**

Offers in Excess of £555,000

bettermove

Canada Coombe

Weston-Super-Mare

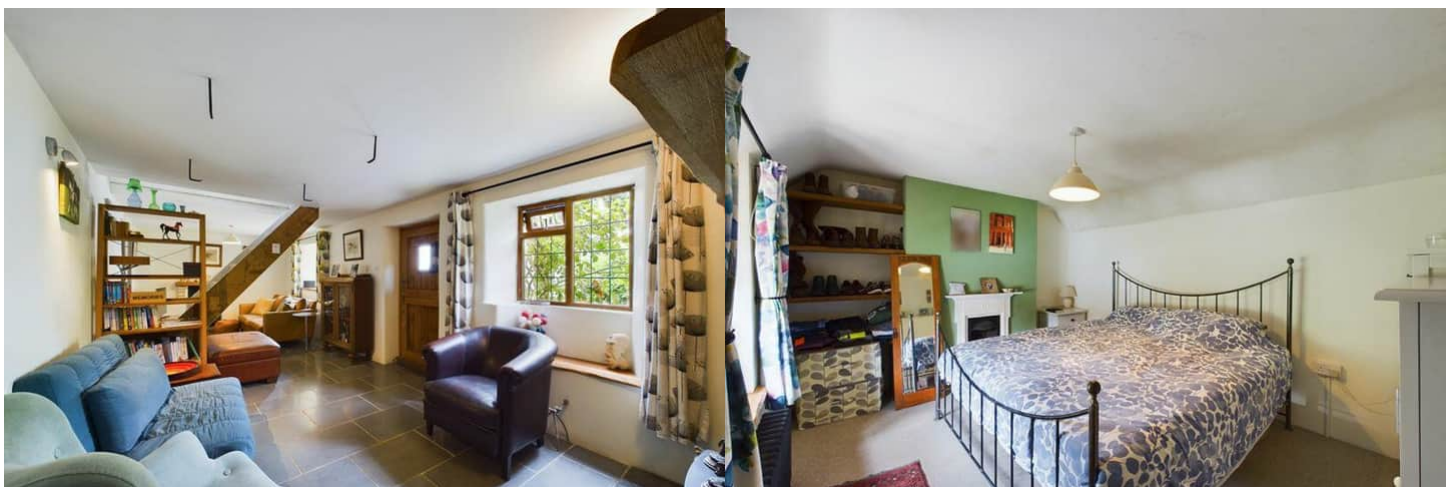
Bettermove are proud to present this charming 2 bedroom Detached Cottage in Hutton situated in an Area of Outstanding Natural Beauty. This property provides ample opportunity for further development with existing planning permission for an extension.

The property benefits from double glazing, oil fired central heating, private drainage/ septic tank, mains electric & water and has ample off street parking available via the private driveway. The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room with two wood burners, the fitted kitchen with dining area, garden room, utility room and a bathroom on the ground floor. The first floor consists of two double bedrooms. The exterior boasts a private rear sloped garden, perfect for enjoying the summer months.

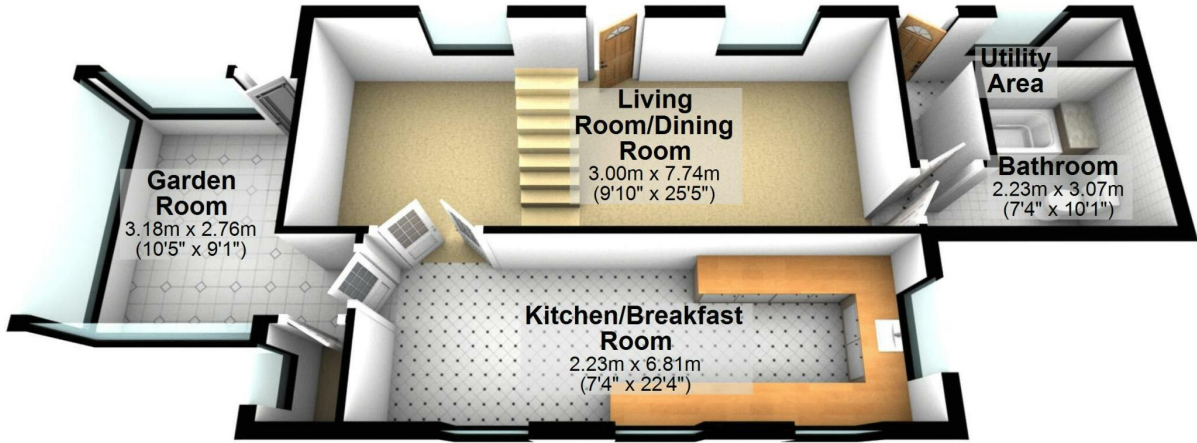
Located in a small Hamlet within this Area of Outstanding Natural Beauty, the property is close to the village of Hutton with convenient transport links and a range of amenities including a range of excellent schools. The property is on a private gated road with amazing countryside and outdoor pursuits, walking, hiking, mountain biking and horse riding.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



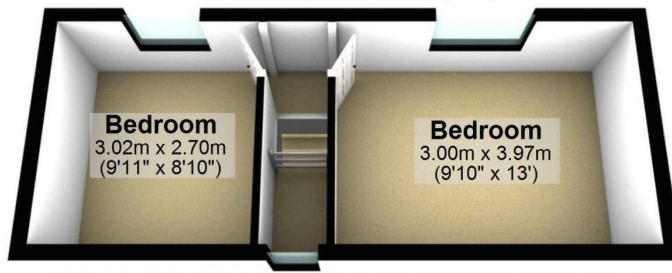
Ground Floor

Approx. 60.2 sq. metres (648.0 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.3 sq. feet)



Total area: approx. 83.3 sq. metres (896.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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