

# Puxton

Weston-Super-Mare, BS24 6TP

COOPER  
AND  
TANNER



**£490,000 Freehold**

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## Weston-Super-Mare

### BS24 6TP

 3  3  1 EPC TBC

## £490,000 Freehold

### DESCRIPTION

Sitting on a generous plot in a rural setting is this three bedroom farm house with ample driveway parking, outbuildings, three double bedrooms, ample living space and offered to the market with no onward chain.

Entering the property from the gravelled driveway and through the veranda you are welcomed into a hallway which provides access into most of the ground floor rooms. The living room is a front aspect room with front aspect windows and a former fireplace which has the potential to be reopened and restored. The kitchen/ breakfast room is a large rear aspect room where there is currently an electric oven, space for white appliances and a breakfast table. The kitchen enjoys access onto the garden patio and enjoys garden views and also opens into a secondary living room which could be used as a dining room, snug or study. There is also a utility room which could also be converted into a study or has the potential to become a ground floor bedroom.

The first floor houses the three double bedrooms. The larger two bedrooms are both front aspect rooms and enjoy countryside views There is a further double bedroom at the rear with a side aspect window. The bathroom is a large rear room with a panelled bath, low level WC, pedestal sink and shower cubicle. There is also a large landing cupboard.

### OUTSIDE

Entering the enclosed front garden through the wooden gate you are welcomed onto a large gravelled driveway which provides parking for an array of vehicles and provides wrap around access to the rear. There are some stone outbuilding which are perfect for storage and have previously been farm out buildings. The garden is mostly laid to lawn and has a side gate leading back to the road. There are a selection of mature trees bushes and plants. The garden provides different areas to sit and enjoy the sun and is perfect for entertaining with the ability to grow vegetables and an array of plants, there is also a handy outside toilet. There is a large patio area at the front which is covered by a veranda and allows access back into the property and provides countryside views.

### LOCATION

The hamlet of Puxton lies between Congresbury and Weston super Mare, surrounded by wonderful countryside that provides many opportunities for activities including walking, sailing, riding, fishing and sailing. 2 The Bungalow is within 3 miles of M5 Junction 21, central Bristol 15.7 is miles and Bristol Airport 9.8 miles away. Mainline railway services are available within 3.6 miles from Worle station with direct mainline services to Paddington from 121 mins. Close by is the local pub, The Full Quart, plus an Indian restaurant and St Anne's primary school, with further extensive facilities including senior schooling, hospital, shops and businesses within 6 miles at Weston super Mar

### TENURE

Freehold

### SERVICES

Mains electric, mains water, solid fuel, septic tank

### LOCAL AUTHORITY

Somerset County Council

### EPC RATING

TBC

### COUNCIL TAX

Band E

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

### WHAT3WORDS

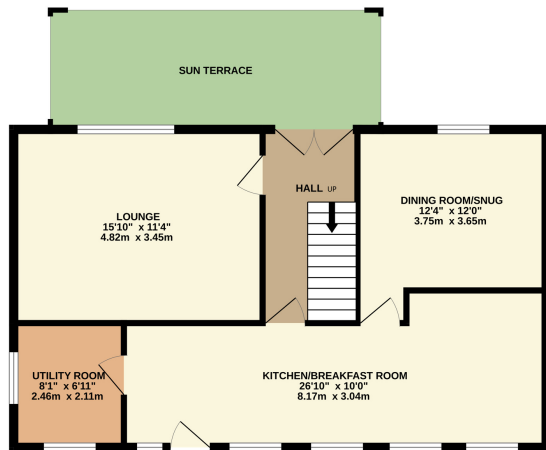
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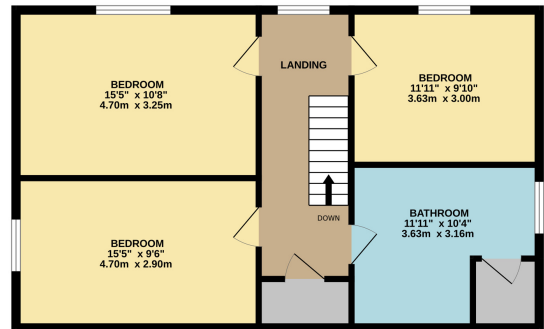




GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## CHEDDAR OFFICE

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