

David Plaister Limited is excited to bring to the market this truly superb, well presented, brand new, four bedroom, detached family home offering stunning views across Somerset Levels, Coastline and Quantock Hills beyond. The immaculate interior comprises of; light and bright living area, spacious kitchen dining area, utility, cloakroom, master bedroom with en-suite, three further bedrooms one with en-suite, family bathroom. On approach there is a block paved driveway offering off street parking with a patio providing an excellent seating area to enjoy the south facing aspect and tremendous views. To the rear of the property you will find a private and enclosed rear garden with a 'blank canvas' which is perfect for those with green fingers to really make their mark. Added benefits of this delightful property include integral garage, UPVC double glazed windows, gas fired central heating, underfloor heating and PV solar panels. EPC rating B83, Council Tax Band TBC.



- Well presented, brand new, four bedroom, detached family home
- Integral garage and super block paved driveway
- Private rear gardens
- Added benefits include double glazed window, gas fired central heating, underfloor heating and PV solar panels
- Stunning views across Somerset Levels, Coastline and Quantock Hills beyond
- Two master en-suite bedrooms
- Privileged hillside location on sought after Bleadon Hill
- EPC rating B83, Council Tax Band TBC

ACCOMMODATION

Entrance

Lovely sloped pathway leading up to UPVC entrance door into living area.

Living Area 17' 5" x 17' 4" (5.32m x 5.28m) (plus cupboard)

Light and bright space with 'wood effect' laminate flooring, UPVC double glazed sliding door onto patio, two ceiling lights, opening to kitchen/dining area, underfloor heating.

Kitchen/Dining Area

Wow! Brand new range of wall and floor units with roll edge worktops, five burner and double oven cooker with extraction hood over, integrated stainless steel sink and drainer sat under UPVC double glazed window, integrated dishwasher, american style fridge freezer, spacious dining area with UPVC double glazed sliding patio doors onto rear garden, door to utility, under stairs storage cupboard, ceiling light and spotlights, underfloor heating.

Utility 10' 11" x 11' 7" (3.32m x 3.54m) (maximum)

'Wood effect' laminate flooring to match with floor units, space and plumbing for appliances, sink and drainer sat under UPVC double glazed window, wall mounted gas fired boiler and hot water tank, UPVC door to rear, door to cloakroom and garage, underfloor heating.

Cloakroom 7' 5" x 3' 4" (2.25m x 1.01m)

Laminate flooring to match with low level W/C, wash hand basin and vanity unit, UPVC double glazed window, underfloor heating, extractor fan and ceiling light.

Integral Garage

Up and over garage door, wall mounted consumer unit, power and lighting.

Carpeted stairs with handrail rising to first floor landing.

First Floor Landing

Light and bright landing, two timber framed double glazed 'Velux' windows, doors to principal rooms, useful storage cupboard, ceiling spotlights.

Master Bedroom 17' 4" x 12' 2" (5.29m x 3.70m) plus 5' 10" x 3' 5" (1.78m x 1.05m) (L-shaped)

Wow! Double bedroom with two UPVC double glazed sliding doors with super glass Juliet balcony offering stunning views across open countryside, UPVC double glazed window to side, radiator, two ceiling lights, door to en-suite.

En-suite 10' 7" x 4' 11" (3.22m x 1.49m)

'Wood effect' vinyl flooring, super 'walk in' shower, part-tiled walls, low level W/C, pedestal wash hand basin, heated towel rail, UPVC double glazed window, extractor fan, ceiling spotlights.

Bedroom Two 14' 10" x 10' 11" (4.52m x 3.33m)

Another good size double bedroom with UPVC double glazed sliding doors and glass Juliet balcony, window to side, radiator, ceiling light, door to en-suite, loft access.

En-suite 7' 4" x 6' 7" (2.23m x 2.01m) (maximum)

Vinyl flooring with enclosed mains fed shower, low level W/C, wash hand basin and pedestal sat under UPVC double glazed window, heated towel rail, extractor fan, ceiling spotlights.

Bedroom Three 17' 5" x 10' 7" (5.32m x 3.22m) (maximum)

Double bedroom with UPVC double glazed window overlooking rear garden and to side (dual aspect), radiator, ceiling light.

Bedroom Four 13' 9" x 10' 11" (4.20m x 3.32m) (maximum)

Double bedroom with UPVC double glazed window, radiator, ceiling light.

Family Bathroom 10' 5" x 9' 7" (3.18m x 2.93m)

Light and bright bathroom with 'walk-in' shower, roll top bath with shower attachment, part-tiled walls, low level W/C, wash hand basin and pedestal, UPVC double glazed window, extractor fan, ceiling spotlights.

Outside

Front

On approach there is a block paved driveway with space for two-three cars, sloping pathway leading to entrance with a super patio providing seating area to enjoy the south facing aspect and tremendous views. Various raised sleeper beds, side access to rear garden.

Rear

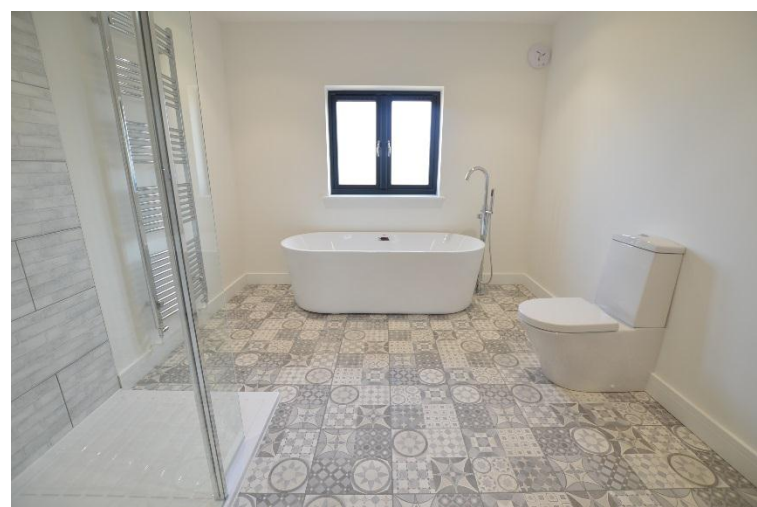
Private and enclosed rear level garden with a 'blank canvas' approach for those to make their mark. Timber sleeper steps leading down to property with gravelled pathways, outside light.







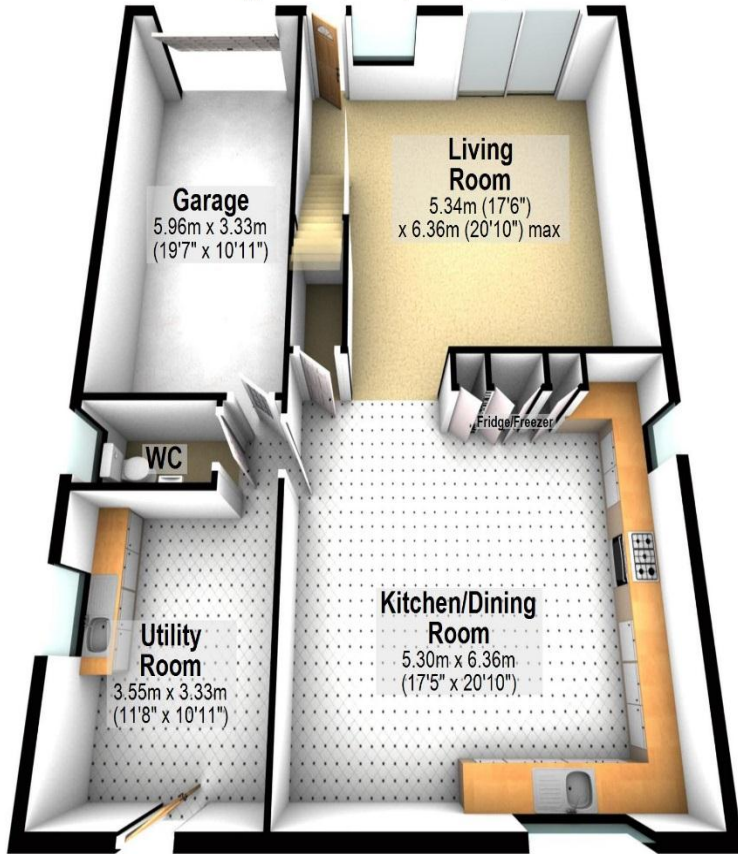






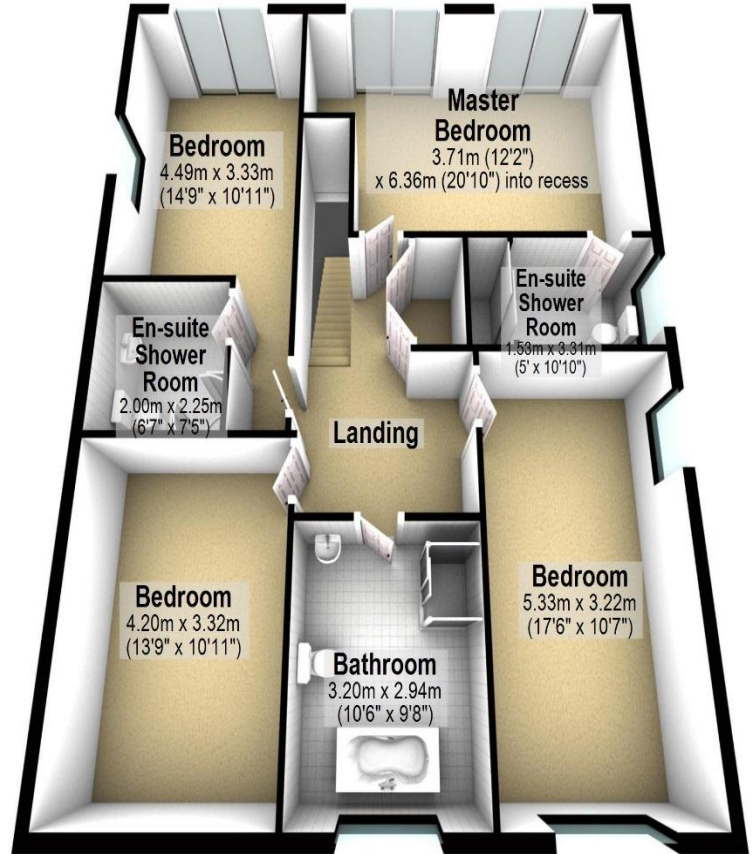
Ground Floor

Approx. 105.1 sq. metres (1131.8 sq. feet)



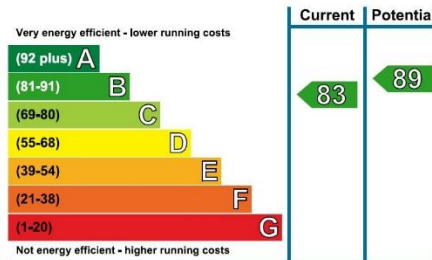
First Floor

Approx. 105.4 sq. metres (1134.3 sq. feet)



Total area: approx. 210.5 sq. metres (2266.1 sq. feet)

Energy Efficiency Rating



MONEY LAUNDERING REGULATIONS 2007 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.

CONSUMER PROTECTION REGULATION 2013. 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. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.