



Manor View Chapel Road

Rooksbridge, BS26 2TB

Price £550,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

This property has been entered into an online auction ending 24/10/2023 13:00:00

Stunning individual five bedroom detached house situated in a highly sought after residential location in the Cheddar valley school catchment area. Must be seen to be fully appreciated.

Imposing entrance hall with double height ceiling* large living room* open plan luxury kitchen/dining/sitting room with utility room and cloakroom off* five bedrooms* two en suite shower rooms* family bathroom* upvc double glazed windows* propane gas central heating* double garage* gated off street parking for numerous vehicles* gardens to the side and rear. Rare opportunity.

Local Authority

Sedgemoor Council Tax Band: G

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Feature entrance door with large double glazed side panel to the:

Imposing Reception Hall

12'9" x 8'5" (3.90 x 2.58)

Feature glass and Oak staircase rising to the first floor gallery style landing with double height ceiling. Understair storage cupboards, tiled flooring.

Living Room

26'6" x 12'4" (8.09 x 3.78)

Upvc double glazed window to the front, brick fire surround with wooden mantel over, television point, upvc double glazed sliding patio doors to the garden.

Open Plan Kitchen/Dining/Sitting Room

22'1" x 20'4" maximum (6.75 x 6.21 maximum)

Superb open plan living space offering huge versatility.

The kitchen area is fitted with a high specification range of wall and floor units fitted with Quartz worktops, inset sink with upright chrome mixer taps, breakfast bar, double built in oven, Halogen hob with extractor hood, integrated dishwasher and fridge/freezer. Tiled floor and upvc double glazed French doors opening to the rear garden.

Utility Room

12'11" x 9'3" maximum (3.94 x 2.82 maximum)

L shaped and fitted with a range of base units with single sink drainer unit with mixer tap, plumbing for automatic washing machine, space for tumble dryer, upvc double glazed door and side panel to the rear garden. Tiled floor. Door to the garage.

Cloakroom

Comprising close coupled w.c. vanity wash hand basin with cupboards below, tiled floor, upvc double glazed obscured window to the side.

First Floor Landing

Part gallery style with large feature upvc double glazed window to the front. Access to boarded roof space which offers the potential to create further living accommodation should it be required and subject to any necessary consents.

Bedroom 1

14'3" x 12'11" (4.36 x 3.95)

Door to:

Walk-in Wardrobe

8'4" x 5'1" (2.56 x 1.57)

Recessed spotlights, television point and upvc double glazed window to the rear.

En Suite Shower Room

10'11" x 6'6" (3.33 x 1.99)

Fitted with a high quality suite of shower enclosure with rain head and hand held shower, close coupled w.c., vanity wash hand basin with cupboards below, upvc double glazed obscured window to the rear and extractor fan.

Bedroom 2

14'9" x 14'0" maximum (4.52 x 4.29 maximum)

L shaped with television point and upvc double glazed window to the rear.

En Suite Shower Room

6'4" x 5'10" (1.94 x 1.80)

Fitted with a corner shower cubicle with rain head and hand held shower, vanity wash hand basin with cupboards below, close coupled w.c. extractor fan and upvc double glazed obscured window to the side.

Bedroom 3

12'11" x 11'9" (3.95 x 3.60)

Upvc double glazed window to the front.

PROPERTY DESCRIPTION

Bedroom 4

14'10" x 10'9" (4.53 x 3.29)

Upvc double glazed window to the front.

Bedroom 5

11'3" x 9'1" (3.43 x 2.79)

Upvc double glazed window to the front.

Family Bathroom

12'0" x 6'3" plus recess (3.67 x 1.93 plus recess)

Fitted with a twin ended bath with side taps, large walk-in shower with rain head and hand held shower, vanity wash hand basin with cupboards below, close coupled w.c. tiled floor, part tiled walls, heated towel rail, extractor fan and upvc double glazed obscured window to the rear.

Outside

To the front of the property is a boundary wall with two five bar gates giving access to a large driveway offering off street parking for numerous vehicles.

Double Integral Garage

20'7" x 15'10" (6.28 x 4.83)

With remote control roller door, light and power, Wall mounted Worcester gas boiler supplying domestic hot water and radiators.

Solar panels control panel.

Enclosed Rear Garden

Gardens to the side and rear laid mainly to lawn with patio area.

The garden enjoys a sunny aspect.

Agents Note

We understand from our vendor client that the solar panels on the roof are owned.

Description

The property is conveniently located close to the A38 giving access to North Somerset and within commuting distance of Bristol City Centre and Airport. The M5 junction 22 and the mainline railway link at Highbridge are also easily accessible.

The property is situated in the sought after Cheddar Valley school catchment and the village has a local post office/store and public house.

This attractive individual detached house offers well planned, beautifully appointed living accommodation and briefly comprises imposing entrance hall with double height ceiling, large living room, open plan kitchen/dining room/sitting room with utility room and cloakroom off. To the first floor there is a large gallery style landing giving access to the five bedrooms with two having en suite shower rooms and a family bathroom. The property benefits from upvc double glazed windows and propane gas central heating, large integral double garage and gated secure off street parking for numerous vehicles as well as enclosed gardens to the side and rear.

Directions

From Burnham-on-Sea proceed to the roundabout at the junction with the A38 and the M5 taking the left turn onto A38 and heading towards Bristol. Upon entering the village of Rooksbridge pass the public house and post office on the left hand side and proceed to the turning on the left into Chapel Road where the property will be found immediately on the left hand side.

Material Information

- Mains electric and water at the property. Propane Gas at property.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

