



3 The Forge Bristol Road

Rooksbridge, BS26 2FN

Price £245,000





# PROPERTY DESCRIPTION

A beautifully maintained modern terraced house situated in the sought after village of Rooksbridge in the Cheddar Valley school catchment area.

Entrance hall\* cloakroom\* lounge\* well appointed kitchen/diner\* three bedrooms\* bathroom\* upvc double glazed windows\* gas central heating\* designated off street parking for two vehicles\* excellent decorative order throughout\* must be seen.

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		80	
(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	

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## Accommodation (Measurements are approximate)

Obscure double glazed door gives access to the:

### Entrance Porch

### Cloakroom

Comprising close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below, upvc double glazed obscured window to the front.

### Living Room

15'3" x 13'6" maximum (4.67 x 4.14 maximum)

Stairs rising to the first floor and upvc double glazed window to the front.

Television point and door to the:

### Kitchen/Diner

15'3" x 8'5" (4.67 x 2.59)

Fitted with an attractive range of wall and floor units to incorporate one and a half bowl drainer sink unit, mixer tap, plumbing for automatic washing machine, integrated fridge/freezer, integrated dishwasher, integrated oven, hob and extractor fan. Understair storage cupboard with light and upvc double glazed window to the rear. Upvc double glazed French doors opening to the rear garden.

### First Floor Landing

Airing cupboard, storage cupboard, access to roof space.

### Bedroom 1

11'8" x 8'2" (3.58 x 2.49)

Double glazed window to the front.

### Bedroom 2

10'2" x 8'5" (3.10 x 2.59)

Fitted wardrobe with hanging and shelving space, double glazed window to the rear.

### Bedroom 3

7'1" x 6'11" (2.16 x 2.11)

Double glazed window to the front.

### Bathroom

6'3" x 5'4" (1.91 x 1.63)

Comprising panelled bath with shower over, vanity wash hand basin with cupboards below, close coupled w.c., heated towel rail, upvc double glazed obscured window to the rear.

### Outside

Pedestrian footpath leads to the front door.

To the right hand side of the property there is a passageway leading to the rear of the property and the parking compound.

Access to a side gate giving access to the:

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## Rear Garden

Enclosed and laid for ease of maintenance with attractive decking area.

Garden shed and oil tank.

The garden enjoys a good degree of privacy and is an attractive feature of the property making a full inspection essential.

## Agents Note

There is a maintenance charge of £300.00 per annum payable to The Forge (Rooksbridge) Ltd.

## Description

This attractive modern three bedroom terraced house has been superbly maintained and briefly comprises entrance hall with cloakroom, good size lounge, well appointed kitchen/diner and to the first floor there is a landing, three bedrooms and well appointed bathroom.

The property benefits from having upvc double glazed windows, oil central heating, designated off street parking for two vehicles and attractive south facing sunny aspect garden to the rear enjoying a good degree of privacy.

The property is located within the Cheddar Valley school catchment where there is a bus pick up point for both primary and secondary schools a short walk from the property.

An early application to view is strongly recommended by the vendors selling agents.

## Directions

From the M5 motorway junction 22 roundabout take a left turn signposted Bristol. At the next roundabout take a right onto the A38 leading towards Bristol. Upon entering village the property will be found on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Oil central heating
- No Flooding in the last 5 years
- 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:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

















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

**01278 793700**

[sales@berrymansproperties.net](mailto: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.
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