



5 Quab Lane Close

Wedmore, BS28 4AT

Price £295,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Older style four bedroom terraced house situated in a cul-de-sac location close to Wedmore village centre.

Entrance hall* lounge* kitchen/diner* four bedrooms* bathroom* upvc double glazed windows* gardens to the front and rear.

Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

Door to the:

Lounge

16'0" x 11'1" (4.90 x 3.39)

Upvc double glazed window to the front. Upvc double glazed French doors opening to the rear garden. Feature fireplace with log burner on stone hearth and door to the:

Rear Hallway

Stairs rising to the first floor. Double glazed window to the rear.

Kitchen/Dining Room

16'0" x 10'9" maximum (4.88 x 3.29 maximum)

The kitchen area is fitted with a modern range of wall and floor units with inset single bowl drainer sink unit, integrated two ovens, four ring gas hob with extractor hood over, integrated fridge/freezer, feature wood burner.

First Floor Landing

Two upvc double glazed windows to the front. Airing cupboard.

Bedroom 1

12'5" x 9'8" (3.80 x 2.96)

Upvc double glazed window to the rear. Storage cupboard.

Bedroom 2

12'9" maximum x 7'10" (3.91 maximum x 2.41)

Upvc double glazed window to the rear and storage cupboard.

Bedroom 3

9'8" x 6'3" (2.97 x 1.92)

Upvc double glazed window to the rear.

Bedroom 4

7'8" x 7'4" (2.35 x 2.25)

Upvc double glazed window to the front.

Family Bathroom

6'3" x 5'8" (1.92 x 1.75)

Fitted with a modern suite comprising panelled bath with mixer tap and shower attachment, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below, upvc double glazed window to the front.

Outside

To the front of the property is a good size garden area laid to lawn with bushes and shrubs and footpath leading to the front door.

To the left hand side of the property is a shared passageway leading to the rear of the property which leads to the:

Rear Garden

In the garden are two useful outbuildings offering great potential to create a home office etc.

PROPERTY DESCRIPTION

Outside w.c. with upvc double glazed window and low level w.c.

Description

This older style terraced property is situated in a small cul-de-sac of similar houses and briefly comprises entrance hall, good size lounge, upgraded kitchen/diner, rear hallway with stairs rising to the first floor landing with four bedrooms and bathroom.

The property benefits from having upvc double glazed windows and has a good size garden to the front offering the potential to create off street parking should it be required and there is a further garden area to the rear.

The property has an outbuilding set within the rear garden offering great potential to create further accommodation/office etc. should it be required.

The property is located in a convenient location close to the centre of Wedmore village and the property must be seen to fully appreciate the size and versatility.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Gas 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

checker.ofcom.org.uk/en-gb/broadband-coverage

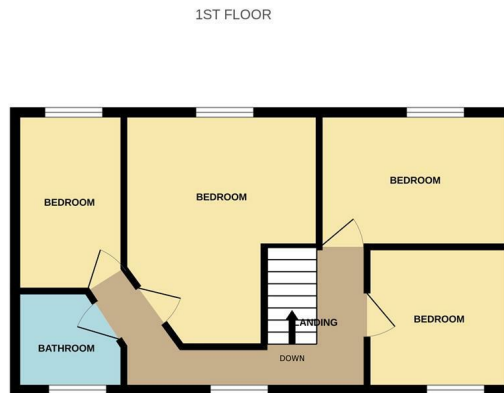
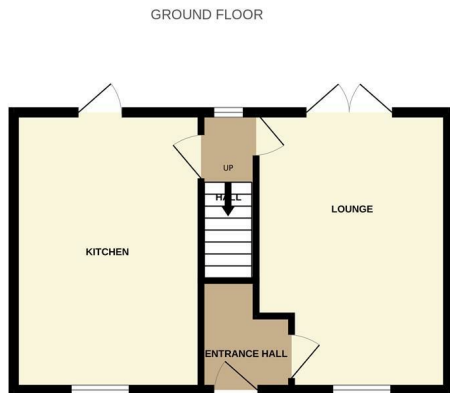
Flood Information:

flood-map-for-planning.service.gov.uk/location









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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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

