



3 Church Lane

Brent Knoll, TA9 4EF

Price £350,000



PROPERTY DESCRIPTION

An opportunity to purchase a deceptively sized semi detached chalet style house, offering up to four bedrooms, situated in a convenient location, close to the amenities in this ever sought after Somerset village.

Entrance hall*open plan living room/dining room/kitchen*two ground floor bedrooms*ground floor shower room*two first floor bedrooms*bathroom*upvc double glazed windows*gas central heating*enclosed low maintenance garden to rear*large workshop/potential home office* Good order throughout*Must be seen.

Local Authority

Sedgemoor Council Tax Band: D

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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Accommodation (Measurements are approximate)

Composite door, giving access to the Entrance Hall, stairs rising to first floor, under stairs storage cupboard, open plan living room/dining room/kitchen.

Living Room Area

12'7" x 12'4" (3.86 x 3.78)

Upvc double glazed window to front, feature brick fire place with recessed multi fuel burner with half wooden mantle over, tv point, wide opening to:

Dining Room Area

10'7" x 8'1" (3.25 x 2.47)

Further wide opening to:

Kitchen Area

10'5" x 7'10" (3.19 x 2.41)

Fitted with a range of units, incorporate ceramic sink, range cooker with extractor hood over, plumbing for automatic washing machine, coupled cupboard housing, gas boiler supplying domestic hot water and radiators, upvc double glazed window to rear, upvc double obscured door to outside.

Bedroom

12'2" x 8'11" (3.73 x 2.74)

Feature wall, open fronted storage/wardrobe, upvc double glazed window to front.

Bedroom/Sitting Room

9'7" x 8'4" (2.94 x 2.55)

Upvc double glazed french doors opening to rear garden.

Ground Floor Shower Room

5'8" x 5'0" (1.75 x 1.54)

Comprising of, corner shower cubicle with as rain hand and hand held shower, vanity wash hand basin, close coupled w.c, tiled walls and floor, extractor fan, upvc double glazed window to rear. (This room is in the process of being completed).

First Floor Landing

Double glazed Velux window to front

Bedroom

12'6" x 10'5" (3.83 x 3.20)

Double glazed Velux windows to front and rear, two built in eves storage cupboards.

Bedroom

10'9" x 9'9" (3.30 x 2.99)

Double glazed Velux windows to front and rear, eves storage.

Bathroom

5'11" x 5'1" (1.82 x 1.56)

Comprising panelled o-shaped bath with rain head and hand held shower over, close coupled w.c, feature unit with tiled top and feature wash hand basin, tiled walls and floor. upvc double glazed obscured window to front.

Outside

To the front of the property, an area of parking for three to four vehicles, to the rear of the property is an attractive enclosed garden area, laid for

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ease and maintenance with patio area, outdoor kitchen/BBQ area, set within the garden is a good size workshop/potential home office, separated into two adjoining areas.

Area one

9'3" x 7'3" (2.82 x 2.21)

Opening to area two

Area two

7'2" x 5'2" (2.20 x 1.60)

Light and power. This space offers great potential for anyone that is working from home, or as a workshop, garden room etc.

Description

This semi detached chalet style house has been upgraded, extended and improved over the years to offer well planned, highly flexible living accommodation that is offered in excellent order throughout. The property briefly comprises, entrance hall, open plan lounge/dining room/kitchen, two additional ground floor rooms, one currently used as a bedroom, the other as an additional sitting room. There is also a ground floor shower room to the first floor there is a landing, two double bedrooms and a beautifully appointed bathroom. The property benefits from having gas central heating, upvc double glazed windows, off street parking to the front of the property, low maintenance garden to rear with a good size workshop/potential home office. The property is located within a short walk of the village school, provides easy access to the M5 motorway, the A38 giving access to Bristol International Airport and Bristol city centre.

An early application to view is highly recommended by the Vendors selling agents.

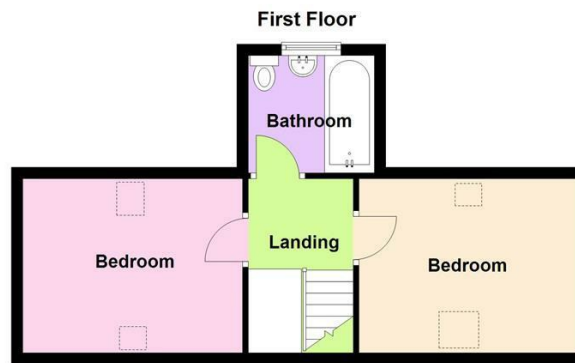
Directions

From the motorway roundabout at junction 22, proceed in a northerly direction along the A38 towards Bristol and Weston-Super-Mare, after a short distance take a left turn into the village of Brent Knoll, proceed through the village, turning right opposite the village school into Church lane, proceed up Church Lane where the property will be found on the left hand side.









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

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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 £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

