



1 Prospect Close

East Brent, TA9 4JW

Price £315,000



PROPERTY DESCRIPTION

An opportunity to purchase a modern, detached, three-bedroom house, in need of modernisation, situated on a corner plot within the sought-after village of East Brent.

Entrance hall* Ground floor cloakroom* Breakfast kitchen* 'L' shaped lounge with patio doors to rear garden* Three bedrooms and bathroom to the first floor* Gas central heating* Double glazing* Garage and driveway* Mature gardens.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(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	



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed entrance door with ornate oval glass detail to the:

Entrance Hall

Radiator, stairs rising to the first floor, understair storage recess.

Cloakroom

5'5" x 2'6" (1.66 x 0.78)

With white suite comprising low level w.c. and wall mounted wash hand basin with tiled splashback. Radiator and obscured porthole window.

Kitchen/Breakfast Room

19'9" x 8'5" maximum (6.03 x 2.57 maximum)

Fitted with a range of grey fronted base units and drawers with contrasting worktops over and matching wall mounted cupboard. Zanussi electric oven and electric hob over, space for washing machine, space for fridge/freezer, one and a quarter bowl sink unit with mixer tap, tiled splashbacks, radiator, space for breakfast table and chairs, two double glazed windows, one overlooking the rear garden and one to the side. Double glazed door to the rear garden.

Lounge

15'5" maximum x 15'5" maximum (4.71 maximum x 4.71 maximum)

Fireplace, two radiators, double glazed sliding patio doors to the rear garden, double glazed window overlooking the rear garden, television point and double glazed window overlooking the front garden.

First Floor Landing

With double glazed window, airing cupboard with hot water cylinder and slatted shelving.

Bedroom 1

11'7" x 8'4" (3.55 x 2.56)

Built in wardrobe with sliding doors, double glazed window to the rear garden, radiator and access to roof space.

Bedroom 2

10'3" x 8'3" (3.14 x 2.54)

Built in double wardrobe with sliding doors, radiator, double glazed window overlooking the rear garden.

Bedroom 3

7'1" x 6'5" (2.17 x 1.96)

Double glazed window overlooking the front garden and radiator.

Bathroom

6'4" x 6'4" (1.95 x 1.94)

White suite comprising panelled bath with wall mounted shower over, pedestal wash hand basin and low level w.c Tiled splashbacks. Radiator and obscure double glazed window.

Outside

To the front of the property is a driveway providing parking and giving access to the:

Garage

17'3" x 8'2" (5.26 x 2.49)

With up and over door, wall mounted Potterton gas fired boiler and half glazed personal door to the side.

PROPERTY DESCRIPTION

The gardens to the front of the property are mainly laid to lawn with boundary of mature shrubs and trees. Further area of gravel.

Pathway to the side of the property gives access via a timber gate to the:

Rear Garden

Laid to lawn with mature shrubs and bushes. Patio area.

Enclosed by timber fencing.

Description

This modern, detached, three bedroom family home offering well-planned accommodation is situated in the sought-after village of East Brent which lies within the Cheddar Valley School catchment area.

Facilities in the village include; primary school, Brent Knoll Inn, Church and village hall. Access to the M5 motorway is within close proximity and countryside walks can be enjoyed over nearby Brent Knoll hill.

The accommodation is presented over two floors and briefly comprises to the ground floor; Entrance hall, cloakroom, breakfast kitchen with door to rear garden, 'L' shaped lounge with patio doors to rear garden. To the first floor there are three bedrooms and a family bathroom. Outside, the gardens to the front and rear are mature and there is driveway parking together with a garage.

The property is offered in clean and tidy condition but does require modernisation throughout. An early inspection to view is highly recommended.

Directions

From the M5 motorway interchange (junction 22) at Edithmead, take the third exit onto the A38. Continue to the next roundabout (signposted Weston super Mare and Bristol) take the first exit onto the A370 and proceed into the village of East Brent. Take the first turning right at the War Memorial on Old Bristol Road then bear left beside the Brent Knoll Inn into Strowlands where Prospect Close can be round a little further along on the right hand side with number 1 being on the left hand corner.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- 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

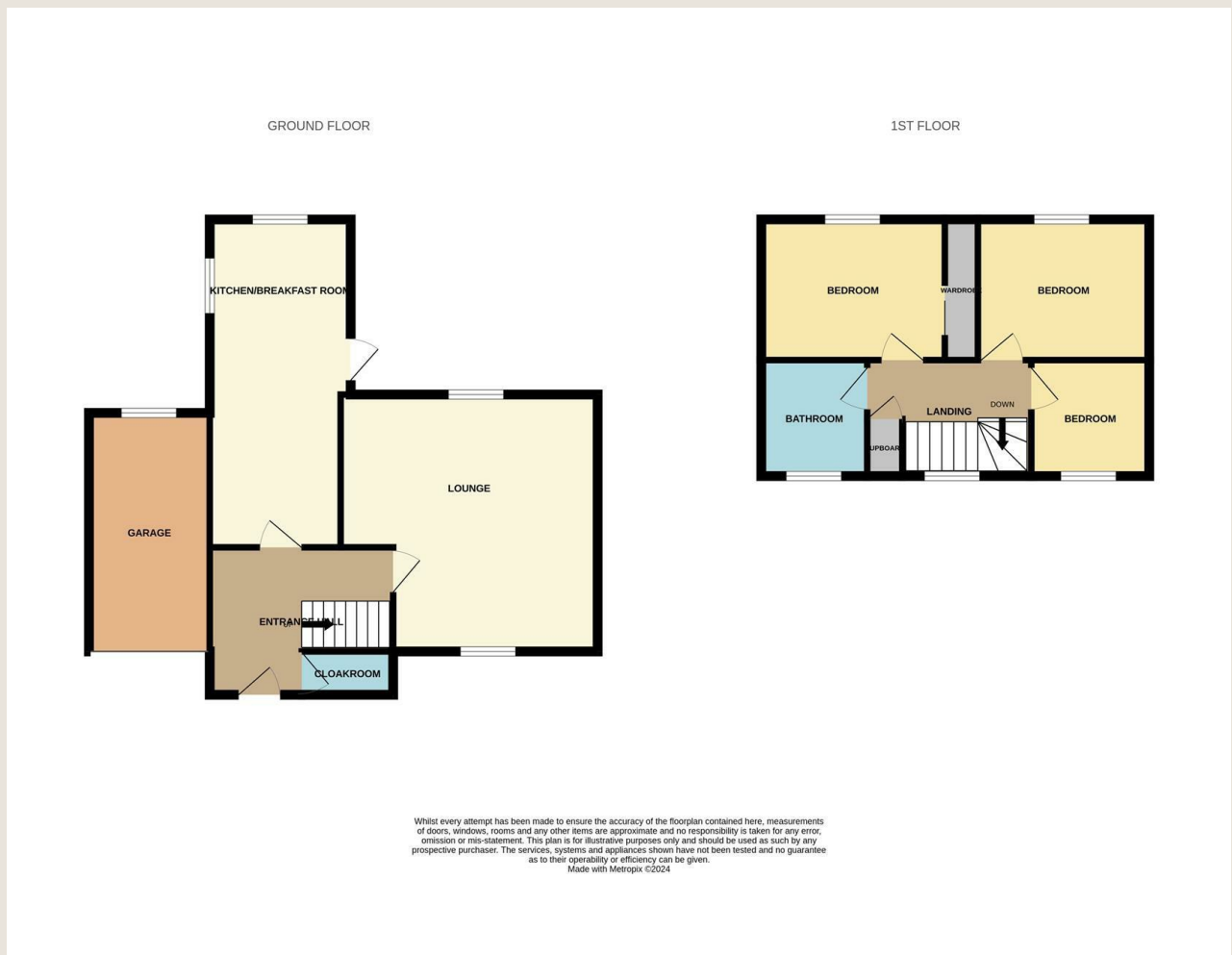
Flood Information:

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









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 £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

