



65A Brent Street

Brent Knoll, TA9 4DX

Price £450,000



PROPERTY DESCRIPTION

A spacious, three double bedroom, detached bungalow, situated in the highly sought-after village of Brent Knoll, sitting in a generous plot backing onto open fields.

Entrance hall/study area* Lounge/dining room* Sitting room with window overlooking the front garden* Fitted kitchen* Conservatory* Three double bedrooms* Family bathroom* Gas central heating* Double glazing* Low maintenance gardens to the front* Gravelled driveway to the side providing parking for numerous vehicles* Garage and separate workshop* Summerhouse* Well stocked, lawned rear gardens backing onto open fields.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating:



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

Open fronted storm porch with entrance door with glazed panels and side panels to the:

Entrance Hall/Study Area

Large walk-in cupboard with shelving and window.

Lounge/Dining Room

19'5" x 10'8" (5.94 x 3.27)

With two radiators, reconstituted stone fireplace and tiled hearth with inset gas fire.

Large walk-in storage cupboard, multi pane double doors to the:

Sitting Room

16'2" maximum x 11'7" (4.93 maximum x 3.55)

With double glazed window overlooking the front garden, radiator, brick built fireplace with tiled hearth and inset gas fire. Television point and door to the entrance hall/study area (currently not used)

Breakfast Kitchen

16'2" x 6'9" (4.93 x 2.08)

Fitted with a range of cream coloured base units and drawers with contrasting worktops over, integrated dishwasher, integrated freezer, range of wall mounted cupboards, space for cooker, space for breakfast table and chairs, two double glazed windows overlooking the side and inset one and a quarter stainless steel sink unit with mixer tap over. Ladder style heated towel rail.

Rear Conservatory/Porch

12'10" x 6'5" (3.92 x 1.97)

Double glazed windows to two sides and double glazed door to the rear garden. Built in storage cupboard.

Inner Hall

Airing cupboard with factory sealed cylinder and slatted shelving. Access to roof space.

Bedroom 1

14'8" x 9'3" (4.49 x 2.82)

Radiator, large double glazed window overlooking the front with views to Brent Knoll.

Vanity wash hand basin with cupboards below.

Bedroom 2

11'4" x 7'5" (3.46 x 2.27)

Radiator, double glazed window to the side and fitted triple wardrobe.

Bedroom 3

8'11" x 8'8" (2.73 x 2.66)

Radiator, fitted wash hand basin and double glazed window to the side.

Bathroom

7'4" x 5'6" (2.26 x 1.70)

Comprising a white suite of panelled bath with wall mounted shower over and folding shower screen, vanity wash hand basin with cupboards below, low level w.c. with concealed cistern, heated towel rail and tiled splashbacks. Obscure double glazed window.

Outside

The garden to the front of the property is laid to gravel for ease of maintenance and surrounded by block walling.

Wide opening from the road gives access to the driveway to the side which is gravelled and offers ample parking for numerous vehicles.

Outside tap.

Garage

19'9" x 9'10" (6.03 x 3.01)

With metal up and over door. Light.

PROPERTY DESCRIPTION

Door to:

Workshop/Store

17'11" x 7'11" (5.48 x 2.43)

With power.

Boiler Room

Double glazed door and wall mounted gas fired boiler.

Rear Garden

The rear garden is a particular feature of the property backing onto open fields and comprising areas of lawn, patio seating area and raised patio.

Stocked with bushes and shrubs and flowering plants.

Timber garden shed, greenhouse and summerhouse 2.9m x 2.79m with double doors.

The garden is surrounded by timber fencing and hedging.

Description

This detached, individual, bungalow occupies a choice plot within the highly sought-after village of Brent Knoll. Enhanced by gas central heating and double glazing, the property offers two good-size reception rooms and three double bedrooms as well as a conservatory, fitted kitchen and bathroom, the property would appear to be ideal for both the growing family or those just looking for space.

The gardens to the rear are a particular feature of the property and back onto open fields. The driveway to the side provides ample parking for several vehicles including a caravan or motorhome (subject to any restrictions). Outbuildings include a garage and separate workshop as well as a summerhouse.

An early inspection to view is recommended.

The village of Brent Knoll is situated at the foot of Brent Knoll hill over which countryside walks can be enjoyed. The church of St Michaels is nearby as is Brent Knoll Primary School, village hall and playground. The Red Cow public house is just over half a mile away, Sanders Garden Centre approximately a mile away and the M5 motorway junction 22 is close by providing access to the M5 corridor.

Directions

From the M5 motorway junction 22 at Edithmead, take the third exit onto the A38. Take the first turning left opposite the Fox and Goose Inn into Brent Street. Proceed along Brent Street where the property can be found after approximately half a mile on the left hand side.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water 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









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

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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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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

