



1 Orchard Hill 132 Brent Street

Brent Knoll, TA9 4BB

Price £300,000



# PROPERTY DESCRIPTION

An exceptional three storey mews style house situated in a highly sought after village location that has been substantially updated and re-modelled to offer well planned beautifully appointed living accommodation that must be seen to be fully appreciated.

Entrance porch\* entrance hall\* open plan beautifully appointed lounge/dining/kitchen breakfast area\* cloakroom/utility\* two first floor bedrooms/office\* family bathroom\* large second floor bedroom with upgraded en suite shower room and walk-in wardrobe\* gas central heating\* upvc double glazing\* two allocated off street parking spaces, one with electric parking point\* polytunnel\* storage shed\* large communal gardens/grounds. Must be seen.

## Local Authority

Sedgemoor Council Tax Band: D

Tenure: Leasehold - Share of Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(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)

Feature security door to the:

### Entrance Porch

7'3" x 4'7" (2.21 x 1.42)

Part brick and part upvc double glazed construction with tiled floor.

Feature composite door to the:

### Entrance Hall

Tiled floor and stairs rising to the first floor.

### Open plan Lounge/Dining/Kitchen/Breakfast Room

20'9" maximum x 14'9" maximum (6.35 maximum x 4.52 maximum)

Upvc double glazed bay window to the front. Feature wall with television recess and fire below with feature wooden floor.

Tiled floor to the kitchen area being re-fitted with a high quality range of wall and floor units to incorporate integrated double oven, gas hob and extractor hood, fridge and freezer, dishwasher, drainer sink unit and central island with cupboards below.

### Cloakroom/Utility

Comprising close coupled w.c., pedestal wash hand basin and plumbing for automatic washing machine. Space for tumble dryer and extractor fan.

### First Floor Landing

Upvc double glazed window to the front and stairs to the second floor.

### Bedroom 2/Office

11'9" maximum x 10'11" maximum (3.59 maximum x 3.35 maximum)

Upvc double glazed bay window to the front, feature flooring.

### Bedroom 3

11'9" x 9'3" (3.59 x 2.82)

Feature flooring and upvc double glazed window to the side.

### Bathroom

6'0" x 5'6" (1.84 x 1.68)

Upgraded with a fabulous suite comprising panelled bath with mixer tap and rain head and handheld shower over, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below. Heated towel rail, shaver point and extractor fan.

### Second Floor Landing

Cupboard housing the combination boiler supplying domestic hot water and radiators.

### Master Bedroom

15'1" x 12'0" extending to 15'2" (4.62 x 3.67 extending to 4.63 )

L shaped with upvc double glazed windows to the front and side. Built in over stair storage cupboard.

### Walk-in Dressing room/Wardrobe

8'2" x 6'0" (2.51 x 1.83)

Hanging, shelving and drawers with wood flooring.

### En Suite Shower Room

8'2" maximum x 8'4" maximum (2.51 maximum x 2.56 maximum)

L shaped with fitted with a high quality suite comprising large walk-in shower with rain head and hand held shower, close coupled w.c. with concealed cistern, wash hand basin, two extractor fans, heated towel rail, part tiled walls and tiled floor.

### Outside

The property is set in a prime plot and has an attractive low maintenance garden to the front and side surrounded by a low boundary hedge with seating area.

Located to the side of the garden is designated parking with electric charging point.

To the rear of the building is a further parking and storage shed.

The property is set within a beautifully maintained development with well tended communal

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gardens.

To the rear of the development is a large enclosed communal garden that runs to the back of The Knoll with a polytunnel.

The gardens are a particular feature of the development and make a full inspection essential.

## Tenure

Leasehold

999 year lease from 1st January 2004.

1/9 share of the freehold

Annual Service Charge £950.00 to Stephen and Co Block Management

## Description

This exceptional mews style house is situated in a convenient location in the sought after Somerset village of Brent Knoll. The property has been substantially upgraded and remodelled to offer well planned beautifully appointed living accommodation that simply must be seen to be fully appreciated.

The property briefly comprises entrance porch, entrance hall\* stunning open plan lounge/dining/kitchen/breakfast room with cloakroom/utility room off. To the first floor there are two double bedrooms, upgraded bathroom and to the second floor there is a large master bedroom suite with beautifully appointed shower room and walk-in wardrobe.

The property benefits from having gas central heating, upvc double glazing, two allocated off street parking spaces, one with electric car charging point, storage shed, polytunnel and access to large communal gardens backing onto the lower slopes of Brent Knoll.

Properties of this quality rarely become available for sale and an early application to view is strongly recommended by the vendors selling agents.

## Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed out of the town along Love Lane towards the M5 junction 22 at Edithmead. At the roundabout take a left turn signposted Bristol Airport/Weston-super-Mare. After half a mile take a left turn into Brent Street into the village of Brent Knoll. Continue through the village passing the school on the left hand side. Orchard Hill will be found on the right just before the Red Cow Public House.

## 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

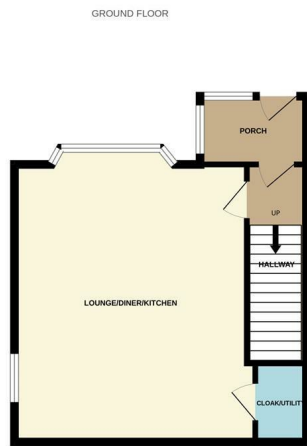
Flood Information:

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

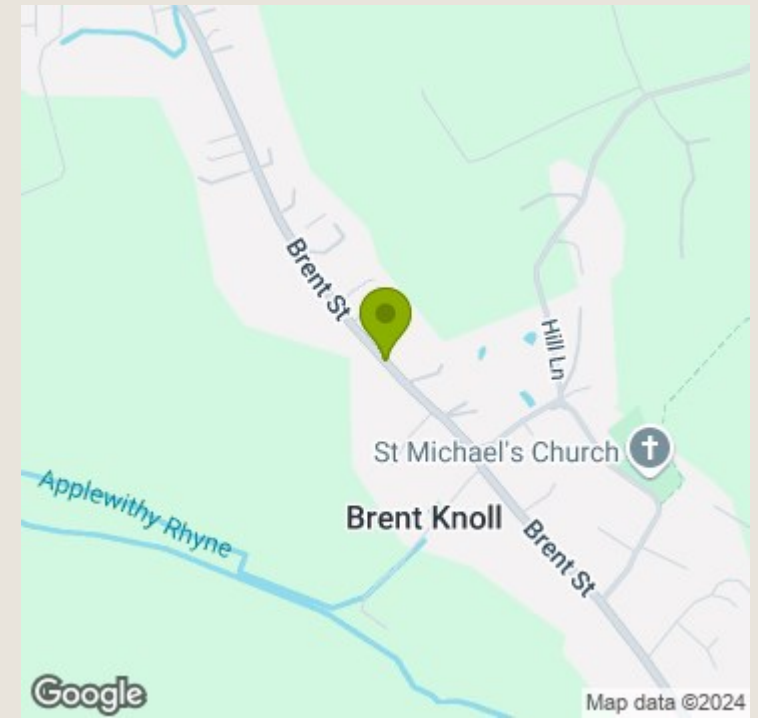








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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](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.
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

