



3, Orchard Hill, 132 Brent Street

Brent Knoll, TA9 4BB

Price £250,000



PROPERTY DESCRIPTION

An upgraded and improved three storey mews style house situated in a sought after village location. Must be seen to be fully appreciated.

Entrance hall* open plan lounge/kitchen/dining room* cloakroom/utility* two first floor bedrooms* family bathroom* large second floor bedroom with en suite shower room and walk-in wardrobe* recently redecorated with new floorings* gas central heating* upvc double glazing* two allocated off street parking spaces* large communal gardens/grounds.

Local Authority

Somerset Council 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			88
(81-91) B		76	
(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 obscured door to the:

Entrance Hall

Stairs rising to the first floor.

Sitting room/Dining/Kitchen

20'11" x 15'8" maximum (6.39 x 4.78 maximum)

Upvc double glazed bay window.

The kitchen area is fitted with a range of wall and floor units to incorporate integrated electric oven, gas hob, extractor fan, integrated fridge/freezer, dishwasher and one and a half bowl drainer sink unit.

Utility/Cloakroom

Close coupled w.c., pedestal wash hand basin, plumbing for automatic washing machine, space for tumble dryer, extractor fan.

First Floor Landing

Stairs rising to the second floor.

Lounge/Bedroom 2

12'5" x 11'6" maximum (3.81 x 3.53 maximum)

Upvc double glazed bay window to the front.

Bedroom 3

12'5" x 9'1" (3.81 x 2.79)

Upvc double glazed window to the side.

Family Bathroom

6'3" x 6'0" (1.93 x 1.84)

Comprising panelled bath with mixer tap, close coupled w.c., pedestal wash hand basin, extractor fan.

Second Floor Landing

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

Master Bedroom

15'11" x 15'3" (4.86 x 4.67)

Upvc double glazed window to the front.

Walk-in Wardrobe

Hanging and shelving space.

En Suite Shower Room

Comprising tiled shower cubicle, pedestal wash hand basin, close coupled w.c. tiled walls, extractor fan and shaver point.

Outside

Located to the side of the property is designated parking.

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

Large communal garden that runs to the back of The Knoll with a polytunnel.

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

Tenure

Leasehold

999 year lease from 1st January 2004

1/9th share of the freehold.

Annual Service Charge £950.00 to Stephen and Co Block Management

Description

This attractive mews style property is situated in a convenient location in the sought after village of Brent Knoll.

The property is set over three storeys and offers flexible living accommodation that must be seen to be fully appreciated.

The property has been recently redecorated, has new flooring and new lighting fitted throughout and is offered in immaculate condition.

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

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

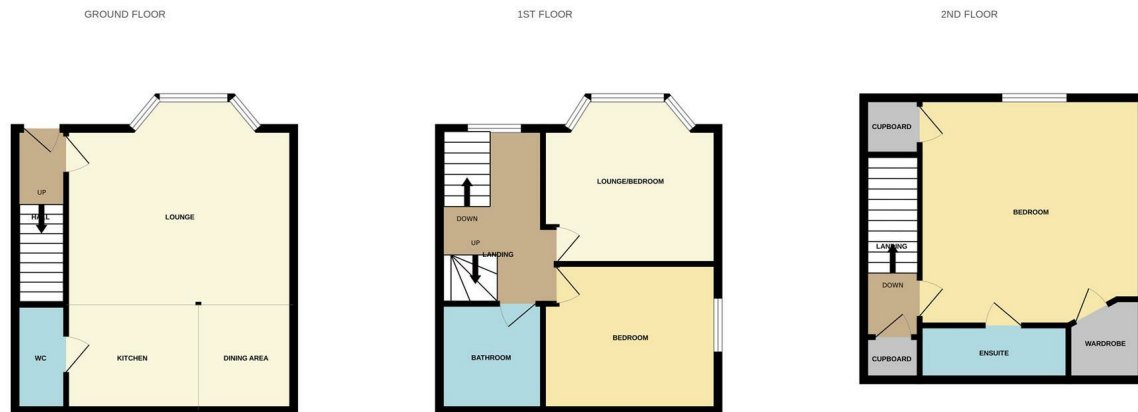
Flood Information:

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

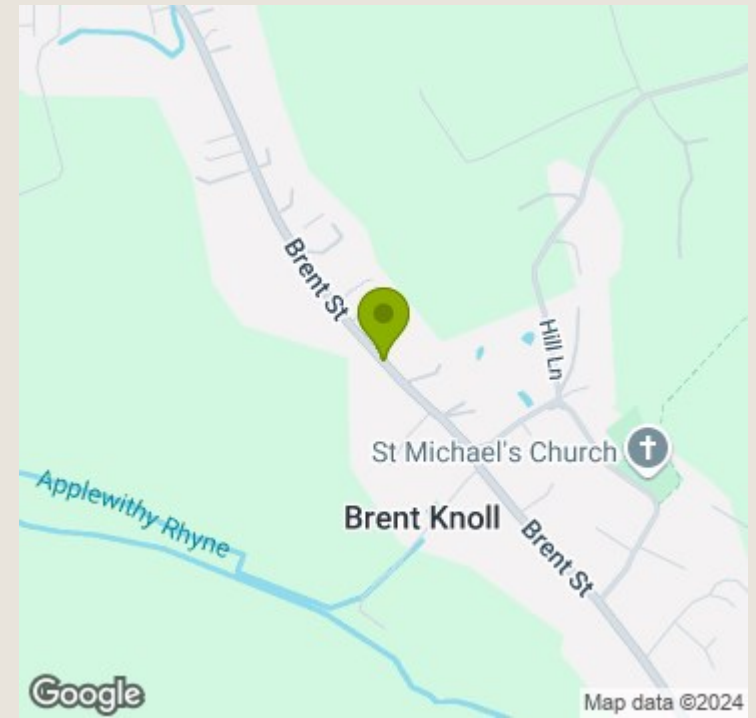








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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

