



3 Red House Road

East Brent, TA9 4RX

Price £485,000



# PROPERTY DESCRIPTION

An opportunity to purchase an attractive four bedroom detached house backing onto agricultural land located in a sought after cul-de-sac location in the ever sought after village of East Brent.

Entrance hall\* cloakroom\* lounge\* beautifully appointed kitchen/dining room with garden room/conservatory off\* utility room\* first floor landing\* four bedrooms\* master en suite shower room\* family bathroom\* upvc double glazed windows\* gas central heating\* garage\* off street parking\* enclosed garden to the rear with summerhouse/potential home office.

## Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Composite door with obscured glazed inset opening to the:

### Entrance Hall

Stairs rising to the first floor, understair recess and feature flooring.

### Cloakroom

Comprising close coupled w.c., pedestal wash hand basin and extractor fan. Upvc double glazed obscured window to the side. Feature flooring.

### Lounge

18'5" maximum x 11'2" (5.63 maximum x 3.41)

Upvc double glazed bay window to the front, feature fire surround with gas fire, television point and wall light points.

### Kitchen/Dining Room

25'11" x 9'10" (7.92 x 3.01)

Fitted with an attractive range of wall and floor units with wood block worktops over with recessed one and a half bowl ceramic sink. Range cooker with extractor hood over, feature shelving, two upvc double glazed windows to the rear, integrated fridge/freezer, recessed spotlights, feature flooring and opening to the:

### Utility Room

5'10" x 5'1" (1.78 x 1.55)

With wall and floor units, single sink drainer unit, plumbing for washing machine and dishwasher, recessed spotlights, wall mounted gas boiler supplying domestic hot water and radiators. Upvc double glazed obscured door to the side.

### Garden Room/Conservatory

13'3" x 9'9" (4.06 x 2.98)

Of upvc double glazed construction with year round roof and two upvc double glazed French doors opening to the rear garden.

## First Floor Landing

Airing cupboard and access to roof space.

### Master Bedroom

17'5" maximum x 10'10" (5.32 maximum x 3.32)

Fitted with a range of built in wardrobes and storage cupboard, two upvc double glazed windows to the front.

### En Suite Shower Room

8'2" x 6'0" (2.50 x 1.85)

Comprising tiled shower cubicle, close coupled w.c., vanity wash hand basin with cupboards below, shaver point, extractor fan and upvc double glazed obscured window to the front.

### Bedroom 2

12'3" x 9'8" (3.74 x 2.96)

Upvc double glazed window to the rear enjoying an aspect over agricultural land to the rear.

### Bedroom 3

8'11" x 7'7" (2.74 x 2.32)

Upvc double glazed window to the rear with aspect over agricultural land.

### Bedroom 4

8'11" x 8'0" (2.74 x 2.44)

Upvc double glazed window to the rear enjoying an aspect over agricultural land.

### Bathroom

8'1" x 6'4" (2.47 x 1.95)

Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled w.c. Upvc double glazed obscured window to the side.

# PROPERTY DESCRIPTION

## Outside

To the front of the property is an area of lawn and driveway offering off street parking for two vehicles with electric car charging point which leads to the:

## Single Garage

With up and over door, power and light.

To the right hand side of the property is a gate offering access to the:

## Rear Garden

Patio area, good sized decking area, lawn and to the left hand side of the property is a further area of garden which surrounds the garden room/conservatory enjoying a high degree of privacy.

The garden backs onto well tended agricultural land and is a particular feature of the property making a full inspection essential.

Outside light and outside power. Outside tap.

## Summerhouse/Potential Home Office

## Description

The property is an attractive detached house that has been in the same ownership since it was built and is set in a prime plot backing onto agricultural land.

The property has been upgraded and improved over the years and offers well planned, well appointed living accommodation that briefly comprises entrance hall with cloakroom, lounge, open plan well appointed kitchen/dining room with garden room/conservatory off and a utility room. To the first floor there is a landing, four bedrooms with the master having an en suite shower room and there is a family bathroom.

The property benefits from upvc double glazed window, gas central heating with modern boiler, integral garage, off street parking for two vehicles and attractive enclosed garden to the rear which enjoys an aspect over well maintained agricultural land to the rear.

An early application to view is strongly recommended by the vendors selling agents.

## Directions

At the M5 junction 22 roundabout proceed north signposted Weston-super-Mare. Continue along the A38 and at the next roundabout take the left fork signposted Weston-super-Mare. At the traffic lights take a left turn into Brent Road passing the village green on the right hand side. Take a sharp right into Red House Road and proceed down Red House Road where the property will be found 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](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)









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.
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