



Harvest Moon Church Street

Mark, TA9 4NA

Price £535,000





# PROPERTY DESCRIPTION

A beatfully appointed four bedroom detached house that has been substantially upgraded and improved to offer well planned, well appointed living accomodation situated within a short walk of the Post Office/General Store the two village public houses, Church and Village Hall. A rare oppotunity that must be seen to be fully appreciated.

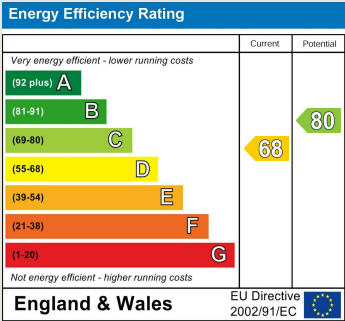
Entrance Hall\*cloakroom\*sitting room\*beautifully appointed kitchen/breakfast/dining room\*large conservatory with 'year round roof'\*first floor landing\*4 bedrooms\*master en-suite shower room\*family bathroom\*upvc double glazed windows\*oil central heating\*garage\*gated off street parking for numerous vehicles\*attractive enclosed garden to rear\*rare opportunity\*Must be seen.

## Local Authority

Sedgemoor Council Tax Band: E

Tenure: Freehold

EPC Rating: D



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## Accommodation (Measurements are approximate)

Feature compositie door with obscured side panel to:

### Entrance Hall

Tiled floor, stairs rising to first floor.

### Cloakroom

Comprising of vanity wash hand basin with wood block work surface with ceramic sink with free standing tap, close coupled w.c, tiled floor and extractor fan.

### Sitting Room L-Shaped

23'5" x 15'4" (7.14 x 4.68)

Feature recessed wood burner, wall light points, upvc double glazed window to front, two upvc double glazed french doors opening to:

### Conservatory

13'5" x 10'2" (4.09 x 3.11)

Part block part upvc double glazed construction with 'warn roof', two upvc double glazed french doors opening to rear garden.

### Kitchen/Breakfast/Dining Room Area

12'10" x 9'11" (3.92 x 3.04)

Fitted with a comprehensive range of wall and floor units with unit underlighters, integrated induction hob, double oven, extractor fan, space for an American style fridge, plumbing for automatic dishwasher, central island with breakfast bar and additional storage, recessed one and a half bowl sink, upvc double glazed window to rear, wide opening to:

### Dining Room Area

9'5" x 8'1" (2.89 x 2.48)

Two upvc double glazed french doors opening to rear garden.

## First Floor Landing

Access to roof space.

### Bedroom

11'3" x 9'11" maximum (3.45 x 3.04 maximum)

Feature recessed shelving, upvc double glazed window to front with field views.

### En-Suite Shower Room

9'11" x 4'10" (3.04 x 1.48 )

Large low level access shower enclosure, close coupled w.c, vanity wash hand basin, stainless steel heated towel rail, recessed spot lights, extractor fan, upvc double glazed window to rear.

### Bedroom

13'0" x 9'2" (3.98 x 2.80)

Upvc double glazed window to front with field views.

### Bedroom

11'1" x 9'6" (3.40 x 2.91)

Airing cupboard, open fronted wardrobes with storage over, upvc double glazed windows to rear.

### Bedroom L-Shaped

10'0" narrowing to 5'5" x 8'6" narrowing to 5'7" (3.07 narrowing to 1.66 x 2.60 narrowing to 1.71)

Upvc double glazed window to front with field views.

### Bathroom

6'5" x 6'5" (1.97 x 1.96)

Feature Bath with side mixer taps and shower attachments, close coupled w.c, vanity wash hand basin with cupboards below, heated towel rail/radiator, upvc double glazed obscured window to rear.

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## Outside

To the front of the property is a boundary wall a five bar gate gives access to a driveway offering off street parking for numerous vehicles, which in turn leads to a:

## Garage

18'2" x 10'0" (5.55 x 3.07)

Storage over, up and over door, power and light, window to rear, door to rear garden. Oil boiler supplying domestic hot water and radiators.

## Gardens

The front garden is laid principally to lawn.

Side gate gives access to the rear garden which measures approximately 70ft in width by 35ft in depth.

The garden has been attractively landscaped with patio area, lawn area, borders containing numerous shrubs and bushes, outside tap, outside light.

The gardens are a particular feature of this property making a full inspection essential.

## Description

This attractive individual detached property has been substantially upgraded and improved to offer well planned, beautifully appointed living accommodation simply must be seen to be fully appreciated. The property briefly comprises of entrance hall, cloakroom, good size sitting room with conservatory with 'warm roof, beautifully appointed kitchen/breakfast/dining room to the first floor there is a landing, four bedrooms, master having an en-suite shower room and a family bathroom. The property benefits from having upvc double glazed windows, oil central heating fitted in 2021 serviced annually and still under warranty, gated off street parking for numerous vehicles and a good size garage. To the rear of the property is an attractive enclosed garden. The property is offered in excellent order throughout and must be seen to be fully appreciated.

## Directions

From the M5 motorway junction (22) at Edithmead, take the third exit onto the A38 signposted Bristol Airport. At the junction by the Fox and Goose pub on the right, turn right into Harp Road. Continue along Harp Road until reaching the T junction with The Causeway. Turn left onto the Causeway and proceed through the village passing the White Horse pub on the left hand side. Proceed into Church Street where the property will be found a little further on, on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric and water.
- Water metered.
- Oil Central Heating.
- Mains Drainage.
- 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)



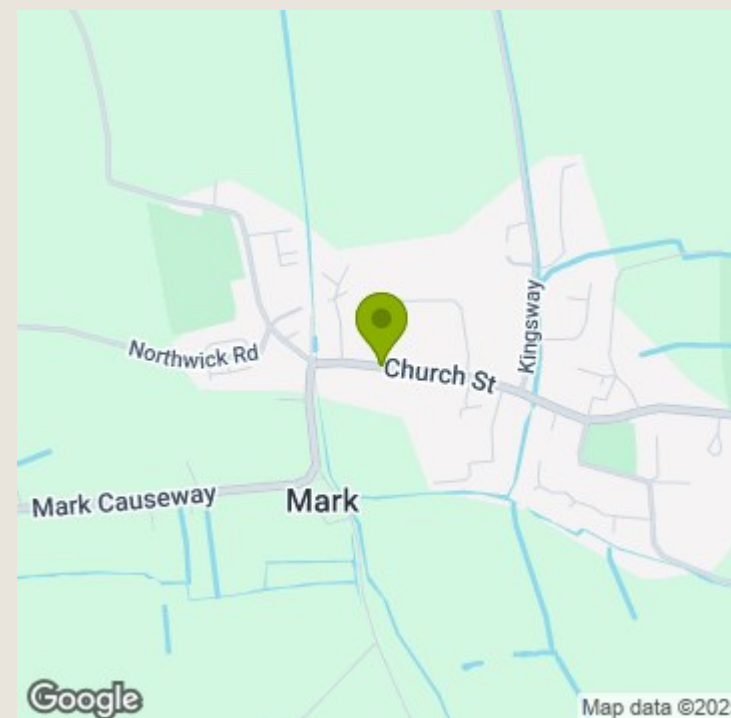












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**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.
3. Berryman's 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

