



Corner View Old Bristol Road

East Brent, TA9 4HX

Price £349,995



PROPERTY DESCRIPTION

An updated and improved detached house situated in the ever sought after village of East Brent offering well planned, highly flexible living accommodation that must be seen to be fully appreciated.

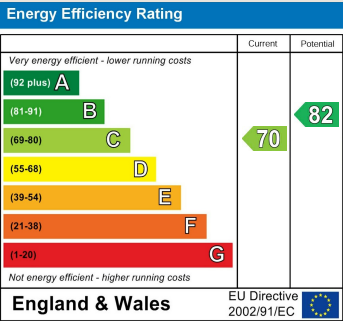
Entrance hall* shower room* lounge* kitchen/dining room* ground floor bedroom/study* two first floor bedrooms with the master having an en suite shower room and dressing room* bathroom* gas central heating* double glazed windows* garage* off street parking for numerous vehicles* enclosed garden to the rear.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C



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Accommodation (Measurements are approximate)

Storm canopy with wooden pillars and double glazed obscured door with matching side panels to the:

Entrance Hall

Stairs rising to the first floor. Understair storage cupboard.

Shower Room

8'0" x 5'1" (2.46 x 1.57)

Corner shower cubicle, pedestal wash hand basin and close coupled w.c. Heated towel rail, upvc double glazed obscured window to the front.

Lounge

21'5" x 13'3" maximum (6.53 x 4.06 maximum)

Feature fire surround with marble hearth, upvc double glazed window to the front and upvc double glazed French doors with matching side panels to the rear garden.

Kitchen/Dining Room

21'9" x 11'1" maximum (6.63 x 3.40 maximum)

Fitted with a comprehensive range of wall and floor units with contrasting Granite worktops with integrated double oven, electric hob, water softener, washing machine, dishwasher, fridge and freezer. Recessed one and half bowl drainer sink unit, recessed spotlights, cupboard housing the gas combination boiler supplying domestic hot water and radiators. Upvc double glazed window to the rear and upvc double glazed French doors opening to the rear garden.

Ground Floor Bedroom/Study

9'8" x 9'1" (2.95 x 2.77)

Triple built in wardrobes and double glazed window to the front.

First Floor Landing

Double glazed Velux window to the rear. Access to eaves storage.

Bedroom 1

14'4" maximum x 11'3" (4.37 maximum x 3.45)

Upvc double glazed window to the front, eaves storage and door to the:

Dressing Room Area

Wardrobes to either side and opening to the:

En Suite Shower Room

10'2" x 10'5" (3.10 x 3.20)

Feature shower cubicle with multi jet shower system, close coupled w.c., vanity wash hand basin with drawers below, storage cupboard, tiled floor, recessed spotlights, extractor fan and double glazed Velux window to the rear.

Bedroom 2

14'4" maximum x 11'3" (4.37 maximum x 3.43)

Wall length wardrobes with hanging and shelving space. Upvc double glazed window to the front.

Shower Room

9'4" x 5'1" (2.87 x 1.57)

Comprising large shower enclosure with rain head and hand held shower, vanity wash hand basin with cupboards below, close coupled w.c. with concealed cistern. Upvc double glazed window to the front and extractor fan.

Outside

To the front of the property is a good sized raised border with numerous

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mature bushes and trees.

Large area of Charstock offering off street parking for numerous vehicles and leads to the:

Garage

19'5" x 10'2" (5.94 x 3.1)

With electric roller door, storage, light and power. Upvc double glazed door to outside.

Rear Garden

Enclosed rear garden with raised borders, lawn area, good size patio area, outside tap and outside light.

Agents Note

The garden and the property backs onto the A38 which leads to Bristol.

Description

This attractive detached property has been upgraded and improved to offer well planned, beautifully appointed living accommodation offering highly flexible living accommodation.

The property is located in the highly sought after village of East Brent and is within the catchment of Hugh Sexey's Middle School and Kings of Wessex.

There is a village primary school and doctors surgery and public house.

The property is located between the towns of Burnham-on-Sea and Weston-super-Mare providing easy access to the motorway, railway and airport.

Directions

From the M5 junction 22 at Edithmead take a right turn towards Weston-super-Mare and at the roundabout bear left onto the A370 and proceed towards Weston-super-Mare. After approximately half a mile take a right turn into Old Bristol Road. Proceed along Old Bristol Road where Corner View will be found at the very end of the road on the right 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

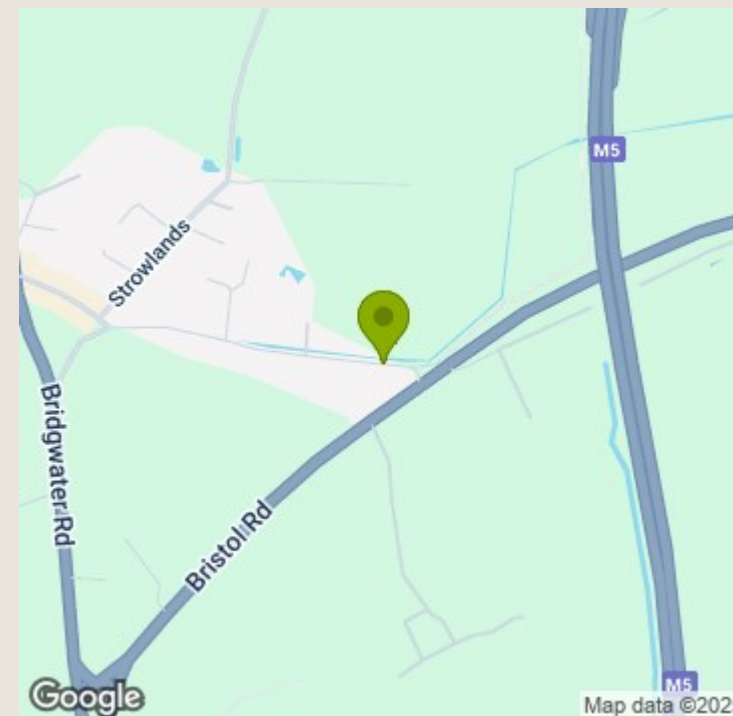








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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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