



6 East Ride

Brent Knoll, TA9 4EA

Price £325,000



PROPERTY DESCRIPTION

An Extended and Improved 2-Bedroom Semi-Detached Bungalow in the Heart of Brent Knoll Village

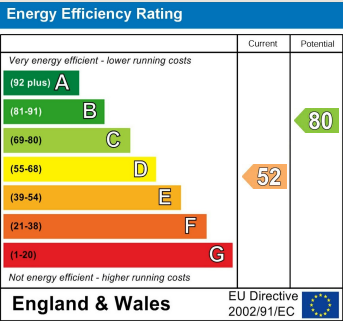
Entrance hall* lounge* kitchen* side porch* conservatory* two bedrooms* shower room* garage* parking and gardens.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc door to the:

Entrance Hall

Doors leading to rooms. Radiator, cupboard. Loft access with ladder.

Lounge

The Lounge has been extended.

Gas fire with feature tiled hearth and mantle, television aerial point, 2 radiators, double glazed window overlooking the rear patio area and double glazed sliding patio doors to the Rear Garden. Door leading into bedroom 1.

Kitchen

Double radiator with double glazed window. Range of matching base, drawer and wall mounted cupboard units, wine rack, black mottled marble effect worktops, tiled splashback and floors, stainless steel sink with mixer tap. electric oven with ceramic 4-ring hob and cooker hood over with extractor fan/light. Space for fridge freezer. Double glazed door to side allowing access to the Side Porch.

Side Porch

Polycarbonate roof providing covered access from driveway to Kitchen and Rear Garden. Space and plumbing for washing machine and tumble dryer. Newly fitted (under one year) Combi boiler. fitted wall mounted and tall cupboards and contrasting work top surfaces. upvc door with obscure double glazed panes with matching side panel to the front. Upvc door with obscure double glazed panes with matching side panel to the rear garden.

Conservatory

Double glazed with lower brick regions and polycarbonate roof. Radiator, electric sockets and double glazed double doors to the rear patio

Bedroom 1

Double radiator. Range of built-in wardrobes with matching overhead storage cupboards. Additional matching furniture consisting of 2 bedside tables and a wide arch opening to extended part of bedroom with door leading into conservatory and another door leading into lounge.

Bedroom 2

Radiator and double glazed window to front.

Newly updated Shower Room

Floor to ceiling tiled. Single sink with mixer tap, shower with smart controls. Toilet with storage over and double glazed obscure window to front, vinyl flooring.

Outside

Front garden area has been laid to decorative stone with mature bushes and shrubs. Brick pavier pathway leading to the front door.

Driveway offering parking and access to the:

Garage

Electric up and over door and single door to rear

PROPERTY DESCRIPTION

Rear Garden

The rear garden has been laid for ease of maintenance with mature trees, shrubs and bushes. Pathway leading through the garden to the greenhouse and vegetable area.

The garden is a particular feature of the property making a full inspection essential.

Description

Nestled in a peaceful cul-de-sac in the highly sought-after village of Brent Knoll, this spacious and tastefully extended 2-bedroom semi-detached bungalow offers the perfect blend of modern comfort and village charm all on the level.

The property provides versatile living spaces ideal for those seeking single-level living in a tranquil setting.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas 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

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

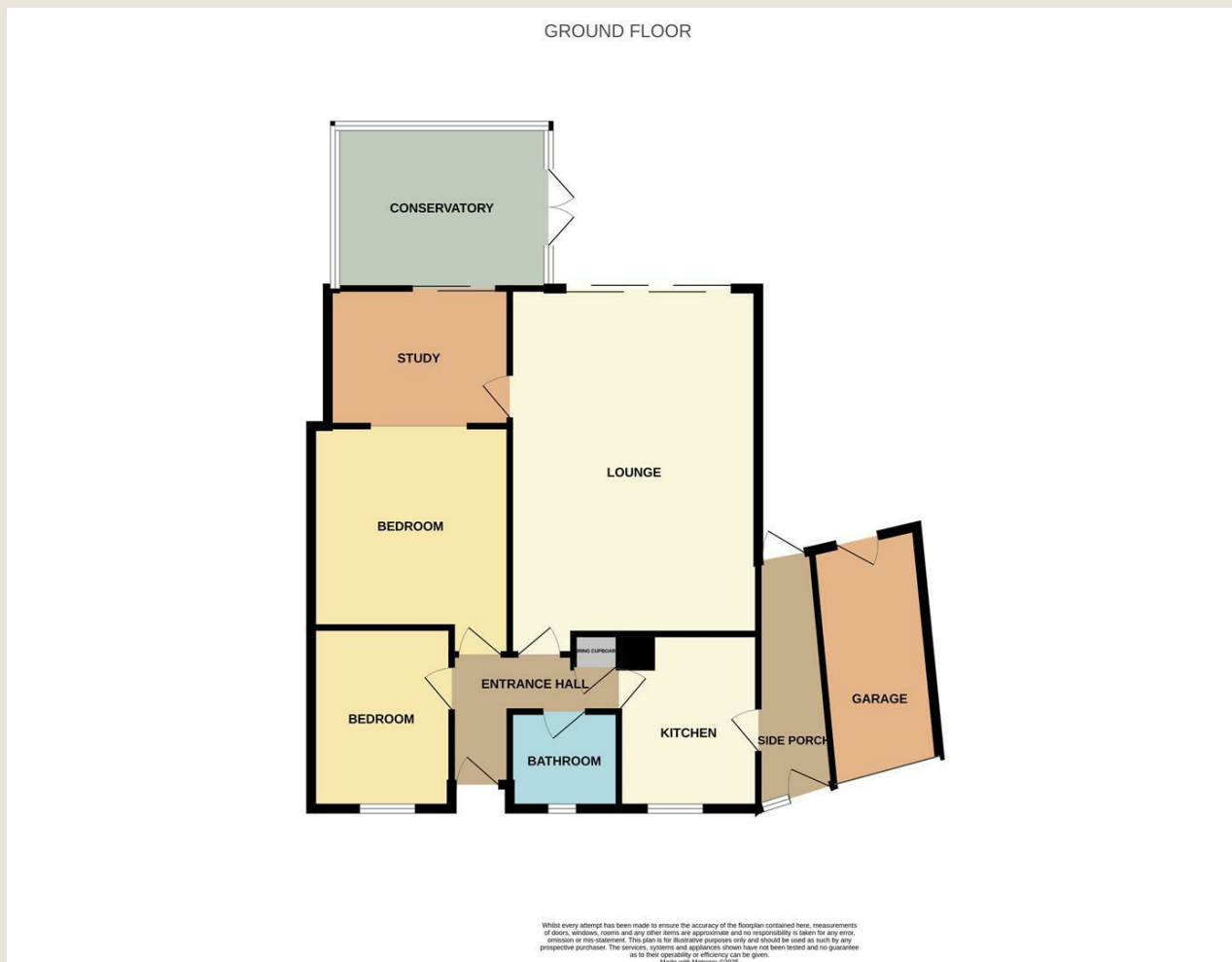
Flood Information:

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

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

