



15 South Brent Close

Brent Knoll, TA9 4BS

Price £415,000



# PROPERTY DESCRIPTION

Situated in a quiet cul-de-sac within the popular village of Brent Knoll, this attractive and spacious four-bedroom detached modern home is well presented throughout and enjoys outstanding panoramic views across open countryside. The property also benefits from off-road parking and low-maintenance gardens. No onward chain

Entrance hall\* lounge\* kitchen/dining room\* utility\* office/study (former garage)\* Master bedroom with en suite shower room\* three further bedrooms\* family bathroom\* gardens and parking.



## 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	75
(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)

Upvc double glazed obscured door to the:

### Entrance Hall

Wood flooring, radiator and doors leading to ground floor rooms

### Study/Office (Former Garage)

13 x 8'10 (3.96m x 2.69m)

Double glazed windows to front, storage cupboard, electric sockets.

### Lounge

16'4 x 12'2 (4.98m x 3.71m)

Double glazed windows to front, arial, sockets, radiator and electric feature fire place.

### Kitchen/Diner

20'6 x 10'9 (6.25m x 3.28m)

Double glazed window to rear. Double glazed french doors to garden. Range of matching wall and base units, laminate works tops and tiled splash back.

Stainless steel sink and mixer tap. Integral dishwasher and fridge/freezer. Wood flooring, radiator and electric sockets. Space for electric cooker.

### Utility

Double glazed window to rear. Space and plumbing for washing machine and tumble dryer, laminate work top. Radiator. Storage cupboard. Double glazed upvc door to garden.

### Cloakroom

Obscured double glazed window to the side, close coupled w.c. and wash hand basin.

## First Floor Landing

Double glazed window to side, airing cupboard, storage cupboard. Loft access, radiator.

### Bedroom 1

14'9 x 13 (4.50m x 3.96m)

Double glazed windows to front. Built in wardrobes. Aerial point, radiator and access to the:

### En Suite Shower Room

Obscured double glazed window to side, extractor fan, shaver socket, heated towel rail, sink, toilet and shower with tiled splash back.

### Bedroom 2

10'2 x 10'2 (3.10m x 3.10m)

Double glazed window to front, built in wardrobes, radiator.

### Bedroom 3

12'6 x 7'10 (3.81m x 2.39m)

Double glazed window to rear, radiator.

### Bedroom 4

8'8 x 7'7 (2.64m x 2.31m)

Double glazed window to rear, radiator.

### Bathroom

Obscured double glazed window to rear, toilet, sink, bath with shower over, tiled splash back. Heated towel rail, shaver socket, extractor fan, laminate flooring.

# PROPERTY DESCRIPTION

## Outside

To the front of the property is an open plan garden area laid to lawn with pathway leading to the front door.

Driveway offers off street parking for two vehicles.

Side access gate leads through to the rear garden.

## Rear Garden

The rear garden is laid to lawn with patio area and raised planters and is surrounded by timber fencing.

## Description

The accommodation includes a bright and well-proportioned living room along with a versatile second reception room, ideal for a home office or playroom. To the rear, the well-appointed kitchen/diner provides an excellent sociable space, featuring modern fitted units and ample room for dining, with direct access to the garden.

Upstairs, the property offers four bedrooms, including a generous principal bedroom with en suite facilities, together with a family bathroom.

Outside, the gardens are designed for easy upkeep, with a private rear garden ideal for outdoor seating and entertaining, while the front aspect enjoys uninterrupted countryside views. Parking is provided via a driveway to the front.

## Directions

On entering the village of Brent Knoll, continue along passing the school and pub until you reach a junction. Take a left onto Station Road and South Brent

Close is the second on the left. As you enter into the close the road bends around to the right and the property can be found shortly after on the right-hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not 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:

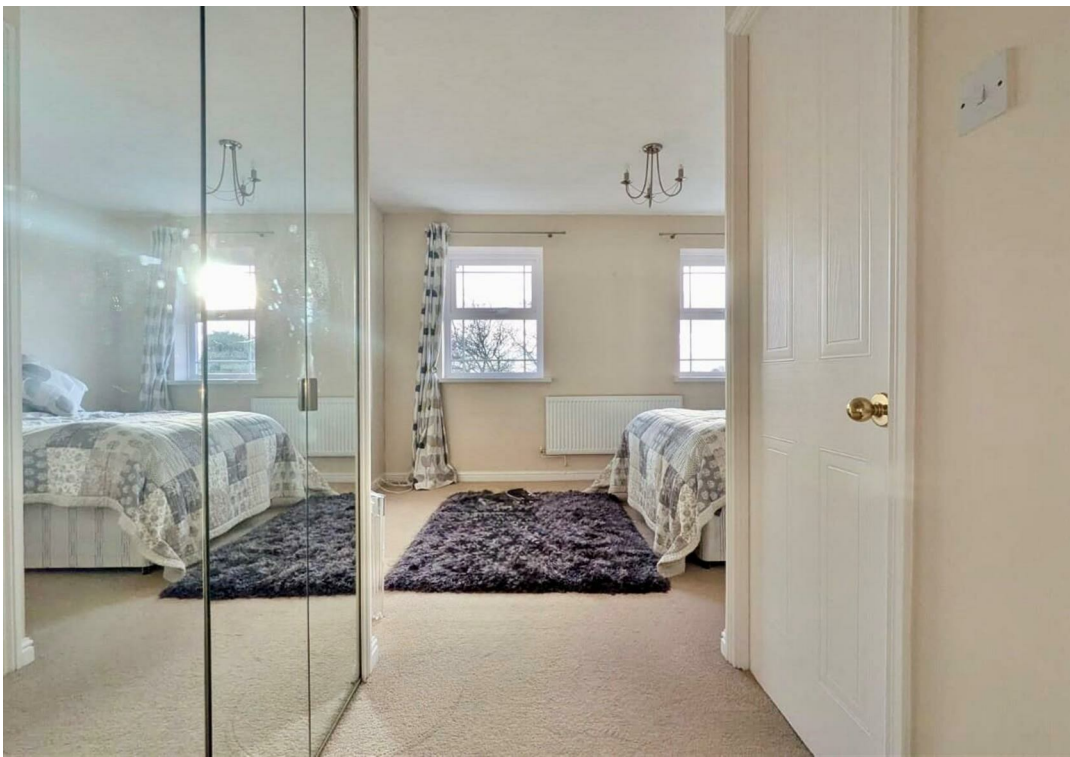
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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Flood Information:

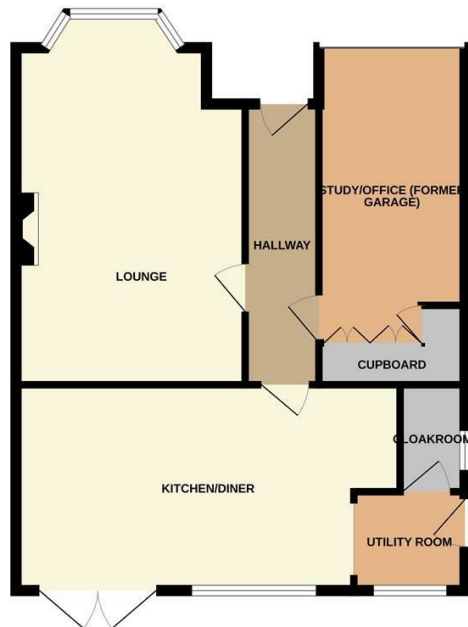
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)



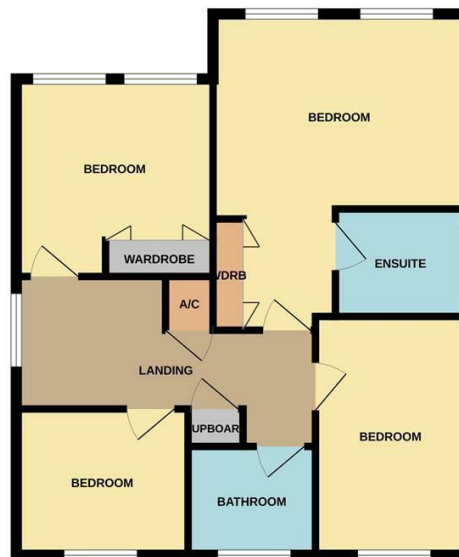




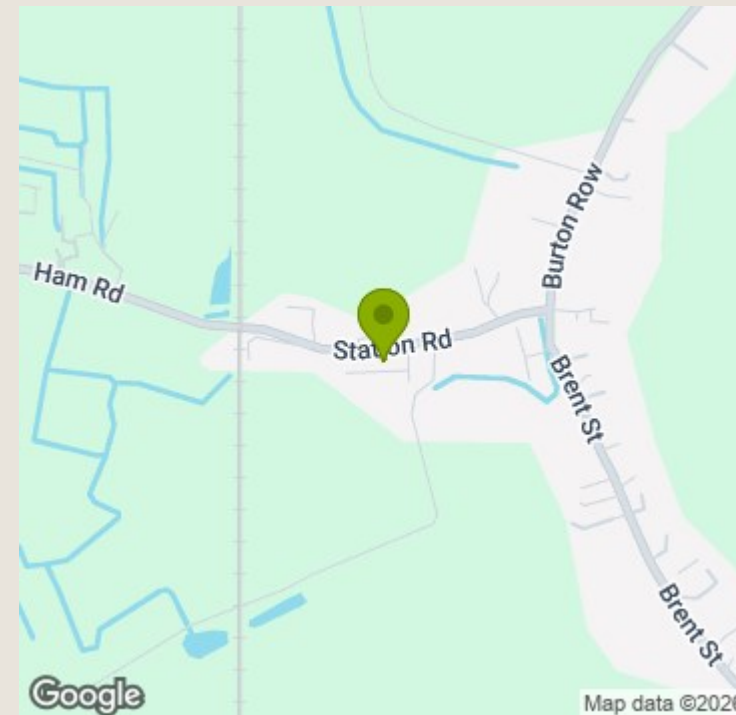
GROUND FLOOR



1ST FLOOR



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](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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