



30 Merryfield

Mark, TA9 4NB

Price £350,000



PROPERTY DESCRIPTION

An extended three bedroom detached bungalow situated in a highly sought after cul-de-sac location enjoying a superb rural aspect to the rear located close to village amenities.

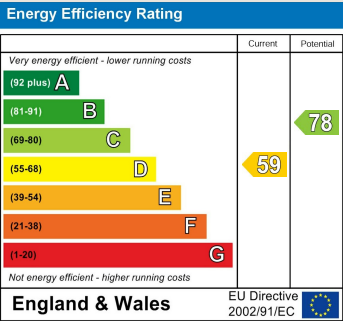
Entrance hall* cloakroom* extended lounge/dining room* upgraded kitchen* three bedrooms* shower room* oil central heating* upvc double glazed windows* garage* carport* off street parking for three/four vehicles* good size garden to the rear. Must be seen.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Hall

Access to roof space.

Cloakroom

Comprising close coupled w.c. wash hand basin, extractor fan.

Lounge/Dining Room

20'4" x 12'9" (6.20 x 3.89)

Upvc double glazed picture window to the rear with an aspect over agricultural land. Upvc double glazed door with matching side panel opening to the rear garden.

Kitchen

9'8" x 7'10" (2.95 x 2.39)

Fitted with an attractive range of wall and floor units to incorporate integrated eye level double oven, induction hob with extractor hood over, space for fridge/freezer, plumbing for automatic washing machine, upvc double glazed window to the front.

Bedroom 1

14'9" x 11'10" (4.52 x 3.63)

Upvc double glazed window to the front.

Bedroom 2

12'11" x 9'10" (3.94 x 3.00)

Upvc double glazed window to the rear.

Bedroom 3

9'8" x 6'5" (2.97 x 1.98)

Upvc double glazed window to the side.

Shower Room

Comprising corner shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c. upvc double glazed obscured window to the side. Recessed spotlights.

Outside

To the front of the property is an open plan garden laid principally to lawn.

To the right hand side of the property is a good size driveway leading to the:

Carport

22'2" x 11'6" (6.78 x 3.53)

Garage

16'0" x 8'7" (4.88 x 2.63)

With up and over door, light and power.

Side gate gives access to the:

Rear Garden

Lawned area, patio area and borders containing numerous shrubs and bushes.

PROPERTY DESCRIPTION

Oil boiler supplying domestic hot water and radiators. Oil tank.

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

Description

This attractive detached bungalow is situated in a convenient location close to the village amenities of Mark being set in a prime plot that backs onto agricultural land.

The property has been extended and offers deceptively sized living accommodation that briefly comprises good size entrance hall with cloakroom, extended lounge/dining room, well appointed kitchen, three bedrooms and a shower room.

The property benefits from having a garage and carport, off street parking for numerous vehicles, good size garden to the rear which backs onto and enjoys an aspect over agricultural land.

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

Directions

From the M5 junction 22 at Edithmead take the third exit onto the A38 signposted Bristol Airport. At the junction beside the Fox and Goose public house take a right turn into Harp Road. Continue to the T junction with

Mark Causeway taking a left turn. Proceed through the village passing the White Horse public house on the left hand side and proceed through the traffic calming and take a left into Merryfields. Proceed down the cul-de-sac and to the left and the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Oil 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

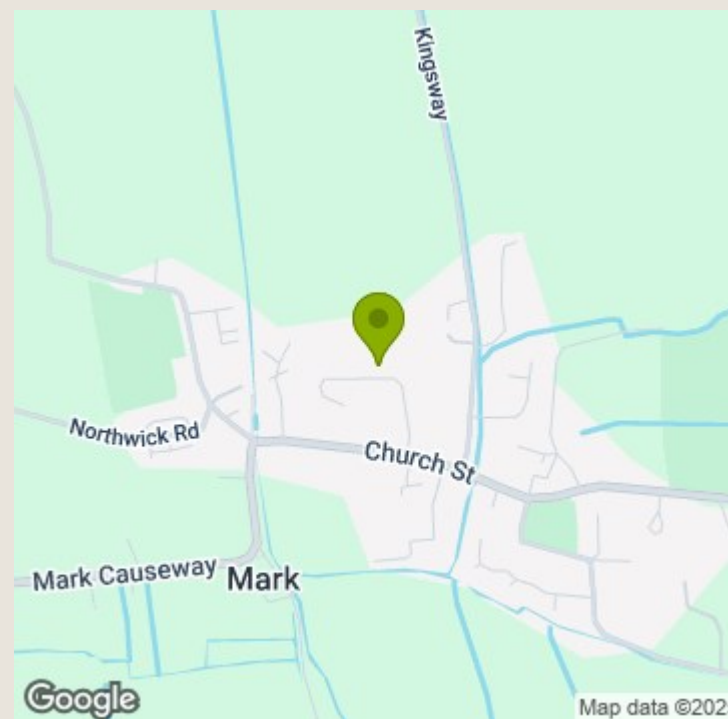
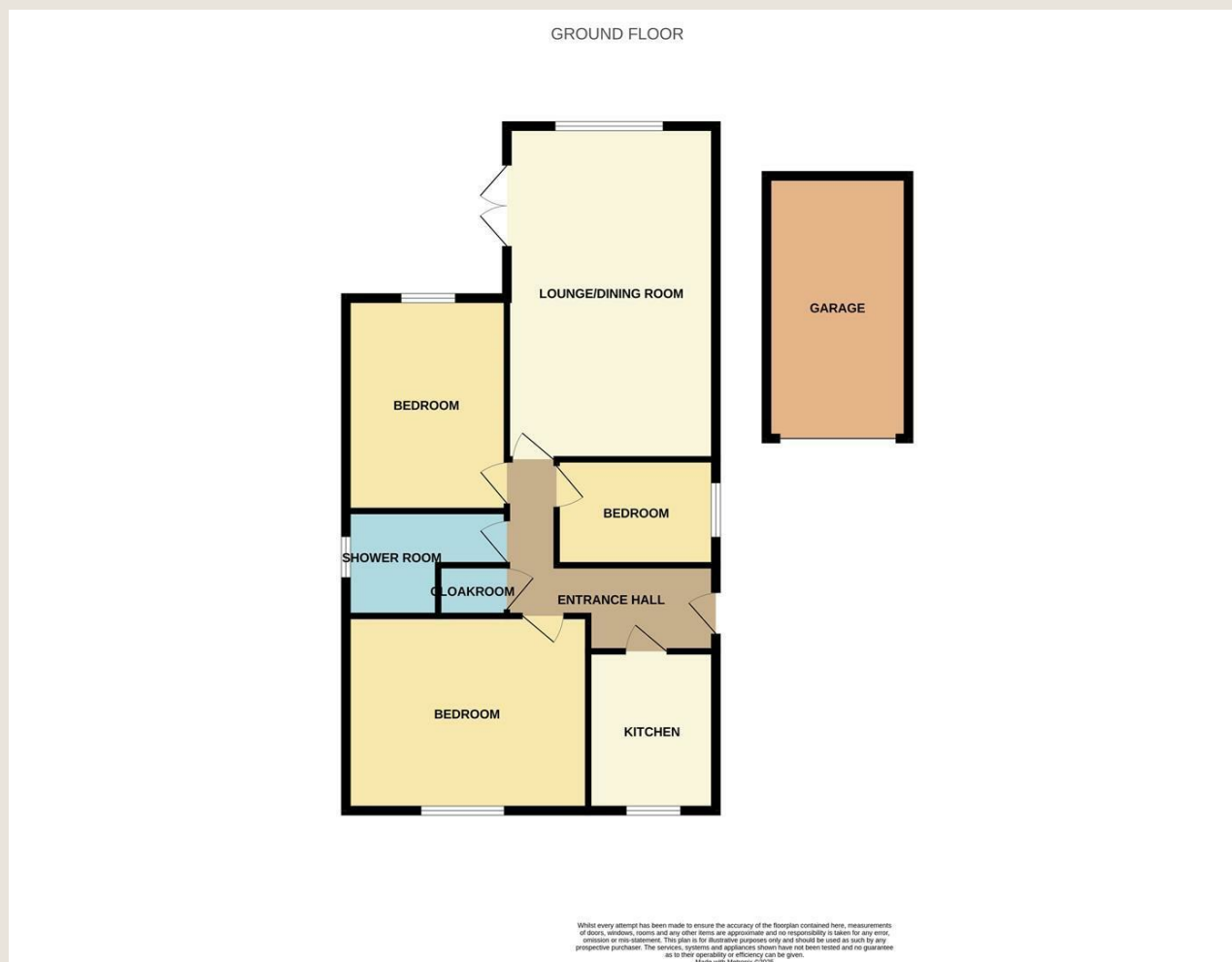
Flood Information:

flood-map-for-planning.service.gov.uk/location









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

