



10 Manor Ride

Brent Knoll, TA9 4DZ

Price £365,000

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

An attractive two bedroom link detached bungalow situated in a highly sought after cul-de-sac location within the ever sought after Somerset village of Brent Knoll.

Entrance hall\* lounge/diner\* upgraded kitchen with good size conservatory off\* two good size double bedrooms\* upgraded shower room\* garage\* off street parking and attractive enclosed garden.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating:



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Entrance Porch

8'0" x 3'6" (2.44 x 1.09)

Upvc double glazed windows to the front and side. Part glazed door to the:

### Lounge/Diner

19'5" x 11'8" (5.94 x 3.56)

upvc double glazed bay window to the front. Door to the:

### Inner Hallway

Built in storage cupboard and access to the roof space. which is part boarded with ladder with combination boiler supplying domestic hot water and radiators.

### Kitchen

10'7" x 9'3" (3.25 x 2.84)

Recently re-fitted with a range of wall and floor units to incorporate integrated eye level double oven, hob and extractor fan, dishwasher, space for fridge, recessed one and a half bowl drainer sink unit and upvc double glazed door to the side driveway and upvc double glazed window to the rear. Upvc double glazed door opening to the:

### Conservatory

12'0" x 10'0" (3.66 x 3.07)

Part brick and part upvc double glazed construction with tiled floor, wall light points and upvc double glazed French doors opening to the rear garden.

### Bedroom 1

11'6" x 11'5" (3.53 x 3.48)

Upvc double glazed window to the front.

### Bedroom 2

12'2" x 10'7" (3.73 x 3.23)

Built in wall length wardrobes with hanging and shelving space. Upvc double glazed French doors opening to the rear garden.

### Shower Room

7'4" x 6'9" (2.24 x 2.08)

Fitted with a modern suite comprising good size corner shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c. Heated towel rail and upvc double glazed obscured window to the rear.

### Outside

To the front of the property is a boundary fence with wooden gates opening to the right hand side of the property where there is a block pavier driveway offering off street parking for three to four vehicles leading to the:

### Single Attached Garage

15'3" x 8'2" (4.67 x 2.49)

With up and over door, power and light.

To the rear of the garage is an area currently used as a utility area with plumbing for automatic washing machine and space for tumble dryer and

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freezer. Window to the rear.

Gateway to the left hand side of the property leads to the:

## Rear Garden

Enclosed and measures approximately 45ft x 30ft with borders containing shrubs, bushes etc. Good size lawn area, patio area.

## Description

This attractive link detached bungalow has been upgraded and improved to offer well planned, well appointed living accommodation that must be seen to be fully appreciated.

The property briefly comprises entrance hall, lounge/diner, recently upgraded kitchen with good size conservatory/dining room off, two double bedrooms and an upgraded shower room.

The property benefits from having gas central heating, upvc double glazed windows, attractive gardens to the front and rear and enjoys an aspect to the side towards the Knoll.

Offered with a garage and block pavier driveway offering off street parking for three to four vehicles and early application to view is strongly recommended by the vendors selling agents.

## Directions

From the M5 junction 22 at Edithmead proceed towards

Weston-super-Mare and within half a mile take a left turn into Brent Street. Proceed along Brent Street for approximately half a mile and just before the village school take a right into Manor Ride. Proceed along Manor Ride and the property will be found on the right hand side.

## Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-Ordered

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

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

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

