



Charlecote The Causeway

Mark, TA9 4PX

Price £450,000



# PROPERTY DESCRIPTION

Situated in the popular location of Mark, this wonderful, spacious and evenly proportioned three double bedroom home enjoys a rural setting.

Entrance hall\* kitchen\* utility\* dining room\* lounge\* cloakroom\* first floor landing\* three bedrooms\* master en suite\* family bathroom\* garage and gardens to the front and rear.



## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D

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>		57	72
(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	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Obscure double glazed upvc door.

## Entrance Hall

13'4" maximum x 11'3" maximum (4.08 maximum x 3.43 maximum)

Tiled floor, obscure double glazed window, storage cupboard, radiator. Stairs rising to the first floor.

## Cloakroom

5'10" x 4'5" (1.78 x 1.36)

Obscure double glazed window to the side, close coupled w.c., wash hand basin and built in storage. Radiator, tiled floor.

## Kitchen

11'8" x 9'4" (3.56 x 2.87)

Double glazed window to the rear, range of wall and floor units with contrasting worktop over, stainless steel sink unit with mixer tap, four ring electric hob, oven and extractor fan over. Tiled splashbacks, space and plumbing for two appliances and laminate flooring. Door to the:

## Utility Room

6'3" x 5'10" (1.93 x 1.79)

Obscured double glazed upvc door to the side. Oil boiler, radiator and vinyl flooring.

## Dining Room

11'6" x 9'6" (3.53 x 2.90)

Double glazed window to the rear, vinyl flooring, radiator and obscure glazed wooden doors opening to the:

## Lounge

22'9" x 11'9" (6.95 x 3.60)

Double glazed bay window to the front, double glazed French doors to the rear garden. Radiator and feature fireplace with wooden surround.

## First Floor Landing

14'11" x 9'4" (4.55 x 2.86)

Double glazed window to the front, loft access and airing cupboard. Radiator.

## Bedroom 1

12'9" x 10'4" (3.89 x 3.17)

Built in wardrobes and double glazed window to the rear. Radiator and laminate flooring.

## En Suite Shower Room

7'5" x 7'4" (2.27 x 2.24)

Double glazed window to the rear, tiled walls, matching toilet, bidet, bath and sink. Extractor fan, vinyl flooring, radiator, shaver socket.

## Bedroom 2

11'11" x 9'9" (3.64 x 2.98)

Double glazed window to the front, built in wardrobes, radiator and laminate flooring.

## Bedroom 3

12'7" x 9'7" (3.84 x 2.93)

Double glazed window to the rear. Radiator and built in wardrobe.

# PROPERTY DESCRIPTION

## Bathroom

9'6" x 6'3" (2.91 x 1.91)

Double glazed window to the front and comprising matching toilet, wash basin and bath with separate shower. Tiled walls and floor. Extractor fan, radiator.

## Outside

To the front of the property is a lawned garden area with long driveway and turning pay providing off street parking and access to the:

## Garage

With electric roller door.

## Rear Garden

The rear garden is mainly laid to lawn with paved pathway and seating area.

The rear garden backs onto open fields making it a particular feature of this family sized village property.

## Description

The property features a welcoming entrance hallway, a master bedroom with en suite, a garage, and a garden backing onto open fields. To the front, there is parking for several vehicles, and the home offers plenty of scope for a buyer to add their own personal touch. Located in one of Somerset's most desirable villages, the property also benefits from convenient access to the M5 motorway and lies within the catchment area for the well regarded Kings of Wessex Academy and Hugh Sexey Middle School.

## Directions

From the M5 interchange roundabout at Edithmead proceed in a southerly direction along the A38 towards Highbridge and take the first road to ones left. Proceed over the motorway bridge to the Watchfield/Mark junction and bear left into Mark. Proceed along The Causeway and in 700 yards the property will be seen on your right.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Oil 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)

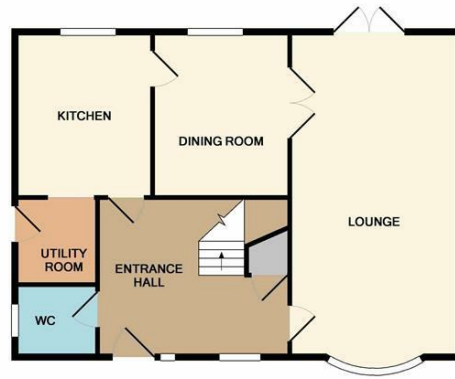
Flood Information:

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









GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2012



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

