

Willowbrook, 130 Brent Street

Highbridge, TA9 4BB

Price £524,000

BERRYMAN'S

PROPERTY DESCRIPTION

A rare opportunity to purchase an individual, detached house set in a good size plot offering highly flexible living accommodation and enjoying an aspect towards Brent Knoll to the rear. Located in the highly sought after village of Brent Knoll.

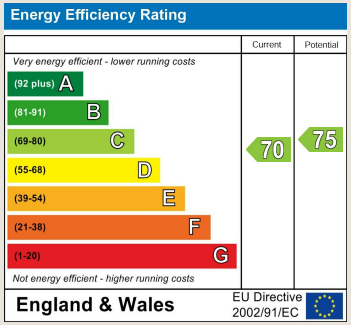
*Entrance hall *Lounge *Dining room *Open plan kitchen/breakfast/and utility room *Ground floor bedroom/sitting room *Bathroom *Separate W/C *First floor landing *Two good size double bedrooms *Shower room *Gas central heating *Mostly double glazed windows *Double garage *Off street parking for numerous vehicles *Set in a good size mature plot *No onward chain

Local Authority

Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: C













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Accommodation (Measurements are approximate)

Upvc double glazed obscured door with matching side panel to:

Entrance Hall

20'5" x 5'6" (6.23 x 1.70)

Airing cupboard, cloaks cupboard and stairs rising to the first floor

Lounge/Dining Room

Lounge Area

17'10" x 12'8" (5.44 x 3.88)

Upvc double glazed bow window to front, feature fire surround, two wall light points and a wide opening to:

Dining Room

12'8" x 11'6" (3.88 x 3.53)

Two Upvc double french doors with matching side panels opening to the rear garden

Open Plan Kitchen/Breakfast/Utility Room

Kitchen Area

11'6" x 10'5" (3.51 x 3.20)

Fitted with an extensive range of wall and floor units to incorporate an integrated fridge/freezer, range cooker, tiled floor, and wide opening to the:

Breakfast Room

9'8" x 9'7" (2.95 x 2.94)

Tiled floor, two Upvc double glazed french doors opening to the rear garden, roof light and opening to the:

Utility Area

12'9" x 4'6" (3.89 x 1.39)

Fitted with a range of floor units, plumbing for automatic dishwasher, 1 1/2 bowl ceramic sink unit, tiled floor, recess for fridge/freezer, double glazed door to outside

First Floor Landing

Bedroom 1

17'3" x 11'6" (5.26 x 3.52)

Built in wardrobes with vanity recess and sink, Upvc double glazed windows to side and rear. Enjoying a superb aspect towards Brent Knoll to the rear

Bedroom 2

14'6" x 11'7" (4.44 x 3.54)

Range of built in wardrobes with recess with sink, and access to eaves storage

Shower Room

5'6" x 5'5" (1.68 x 1.66)

Comprising of a corner shower cubicle, close coupled w/c, pedestal hand wash basin, Upvc double glazed obscured window to side

Outside

The property is set well back from the road as and has a sweeping driveway that offers off street parking for numerous vehicles that leads to the garages. The front garden is laid principally to lawn with borders containing numerous shrubs, bushes and willow tree.

To the rear of the property is a stunning, enclosed rear garden with various

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patio and seating areas, large lawn, large mature borders containing numerous shrubs, bushes and trees etc. THe garden enjoys a high degree of privacy, a sunny aspect and an aspect towards Brent Knoll, making a full inspection essential.

Garage 1

14'11" x 8'4" (4.57 x 2.55)

With recess for gas boiler and electrical consumer unit, up and over door, power and light, and personal access door to the rear.

Garage 2

14'2" x 8'7" (4.33 x 2.63)

Up and over door, power and light, and personal access door to the rear.

Description

This highly attractive detached property is set in a prime plot in this highly sought after Somerset village. The property offers highly flexible living accommodation which briefly comprises of a good size entrance hall, lounge with dining room off, open plan kitchen/breakfast/utility room, and ground floor bedroom/sitting room. To the first floor there is a landing, two good size double bedrooms with one enjoying a superb aspect towards Brent Knoll, and shower room. The property is set in a large, mature plot which is a particular feature of this property that makes a full inspection essential.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed out of the town along Love Lane towards the M5 junction 22 at Edithmead. At the roundabout take a left turn signposted Bristol Airport/Weston-super-Mare. After half a mile take a left turn into Brent Street into the village of Brent Knoll. Continue through the village passing the school on the left hand side where Willowbrook will be found a little further on, on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-F

EPC-C

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





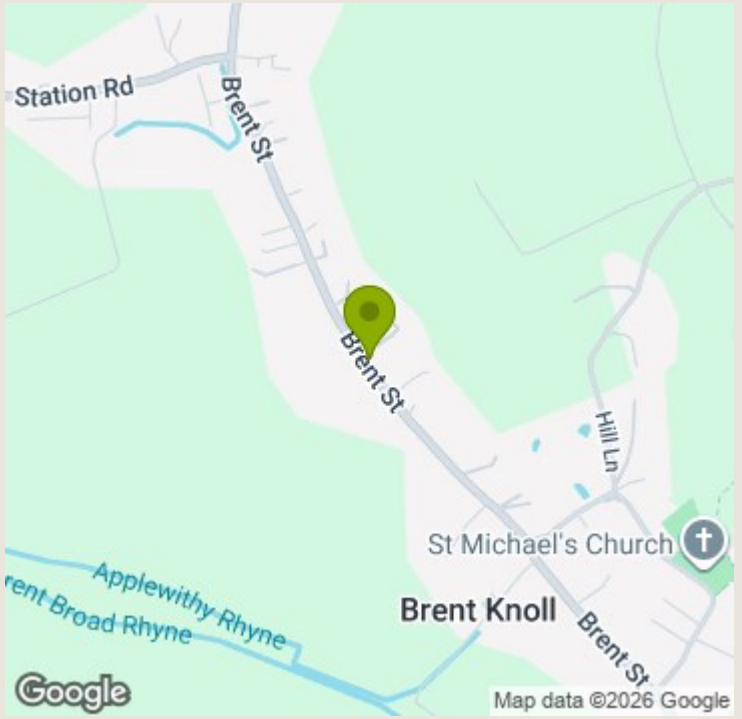












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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, Amicus Law up to £175 inc VAT Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Lyons Bowes Solicitors up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT, Taylor Rose Ltd. up to £210 inc. VAT

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