September Cottage Station Road

Brent Knoll, TA9 4BH

Price £399,950

BERRYMAN'S

PROPERTY DESCRIPTION

An individual detached house offering up to four bedrooms (one ground floor) situated in a highly sought after Somerset village of Brent Knoll and offers easy access to the M5 motorway, the mainline railway link at Highbridge and the A38 providing access to Bristol city centre and the international airport.

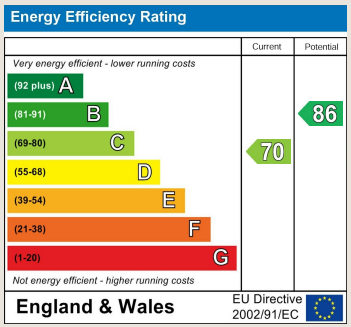
Entrance hall* cloakroom* lounge* kitchen/dining room with utility room* ground floor bedroom/study* three first floor bedrooms* family bathroom* gas central heating* wooden double glazed windows* large double garage* off street parking for numerous vehicles* corner cottage style garden.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements and directions are app

Wooden door to the:

Entrance Hall

Parquet flooring and stairs rising to the first floor.

Cloakroom

Comprising close coupled w.c., wash hand basin, wooden obscure door to the rear and tiled floor.

Lounge

19'10" x 11'6" (6.05 x 3.52)

Feature exposed chimney breast with open hearth, dual aspect wooden double glazed windows to the front and side, wooden double glazed French doors opening to the garden.

Kitchen/Dining Room

19'8" x 9'7" (6.00 x 2.93)

L shaped and fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit with Rangemaster range cooker, extractor hood, plumbing for dishwasher, space for fridge/freezer, parquet flooring, two wooden double glazed windows to the front. Door to the:

Utility Room

10'9" x 5'9" (3.28 x 1.77)

Two double glazed wooden windows to the rear. Wall and floor unit, wall mounted Worcester gas boiler supplying domestic hot water and radiators. Single sink drainer unit, plumbing for washing machine and space for tumble dryer. Parquet flooring and integral door to the garage.

Ground floor Bedroom 4/Study

9'10" x 5'8" (3 x 1.73)

Double glazed window to the rear.

First Floor Landing

Part galleried landing area.

Bedroom 1

15'6" x 9'5" extending to 15'0" (4.74 x 2.89 extending to 4.58)

Range of built in wardrobes, vanity wash hand basin with cupboards below. Wooden double glazed window to the front.

Bedroom 2

15'5" x 8'5" (4.70 x 2.58)

Double glazed window to the front. Feature window to the side.

Bedroom 3

9'3" x 9'1" (2.83 x 2.77)

Double glazed window to the front.

Bathroom

7'10" x 6'3" (2.39 x 1.91)

Comprising panelled bath with separate shower cubicle, close coupled w.c., pedestal wash hand basin, tiled walls, double glazed Velux window to the front.

Outside

To the front and side of the property is a boundary wall with two wooden five bar gates and wooden pedestrian gate giving access to the front of the property with a large area of block pavier offering secure off street parking for numerous vehicles.

To the left hand side of the property is the:

Large Detached Garage

19'4" x 17'10" (5.91 x 5.44)

Two independent up and over doors. Light and power.

PROPERTY DESCRIPTION

Personal access door to the rear.

The garage has great potential to create further living accommodation to the ground and first floor should it be required subject to any necessary consents.

Rear Courtyard Garden

Enclosed and enjoys a good degree of privacy.

To the right hand side of the property is a further area of garden which is screened by hedging with further area of block pavier with pergola, lawn area and borders containing shrubs and bushes.

Outside light and outside tap.

Description

This individual detached property offers highly versatile living accommodation that briefly comprises imposing entrance hall, large lounge, good size kitchen/dining room with utility room off, ground floor bedroom/study and to the first floor there is a good size landing, three bedrooms and a family bathroom.

The property benefits from having a large double garage with the potential to create further living accommodation either on the ground or first floor should it be required and subject to any neccessary consents. There is gated off street parking for numerous vehicles and there is an attractive cottage style garden located to the right hand side of the property.

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

Directions

Proceed out of Burnham-on-Sea and at the roundabout at the junction with the M5 at Edithmead take the first exit onto the A38 towards Weston-super-Mare. Proceed taking the next left signposted Brent Knoll. Proceed to the end of Brent Street taking a left into Station Road. Proceed down Station Road where the property will be found on the left hand side just before the turning into Burton Row and Brent Street.

Material Information

Additional information not previously mentioned

- 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

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 illustraitve 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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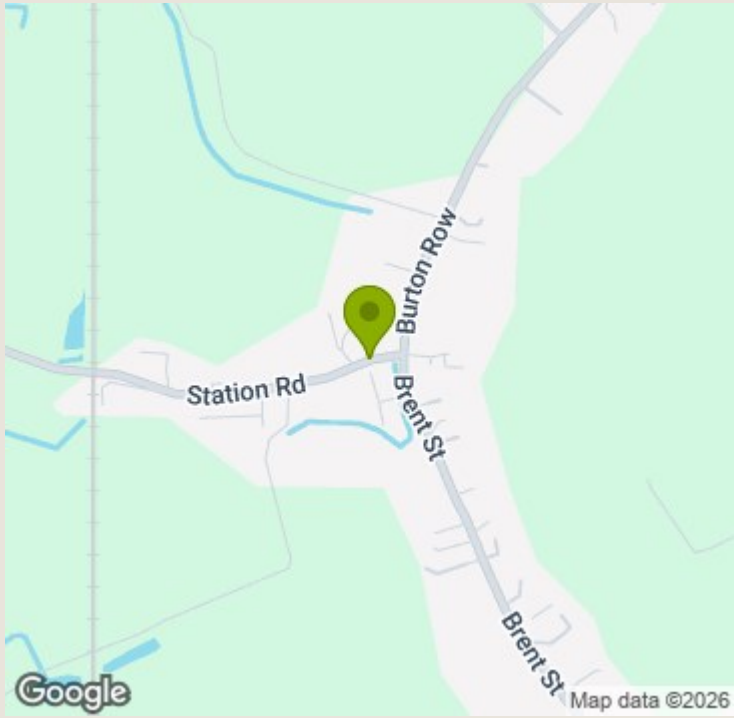

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

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, 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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