



Southover Station Road

Brent Knoll, TA9 4BH

Price £525,000



PROPERTY DESCRIPTION

An attractive individual detached chalet style house offering up to four bedrooms with detached double garage, good size mature gardens to the rear with former stable block offering great potential and backing onto a pony paddock.

The property offers highly versatile accommodation that must be seen to be fully appreciated.

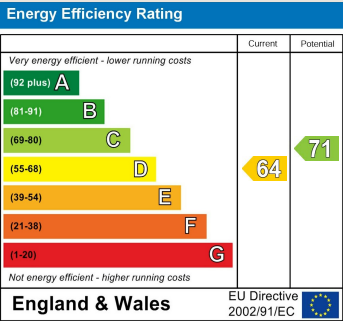
Entrance hall* living room* inner hallway* large open plan kitchen/dining/family room* two ground floor bedrooms* master en suite shower room* family bathroom* first floor landing* two bedrooms and shower room* enclosed front garden with driveway offering off street parking for numerous vehicles* double detached garage* good size mature gardens to the rear* former stable block offering great potential for a number of alternative uses* backing onto a pony paddock located in a highly sought after residential location.

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

13'11" x 5'8" (4.26 x 1.74)

Stairs rising to the first floor and upvc double glazed windows to the side and rear.

Living Room

14'11" x 14'4" (4.55 x 4.39)

Double glazed bay window to the front. Double glazed window to the side. Wall light points and feature fireplace with electric fire.

Inner Hallway

Cupboard housing the gas boiler supplying domestic hot water and radiators.

Open Plan Kitchen/Dining/Sitting Room

Kitchen/Dining Room Area

23'11" x 9'6" (7.31 x 2.90)

The kitchen is fitted with a range of wall and floor units to incorporate double bowl drainer sink unit, plumbing for automatic washing machine, space for tumble dryer, space for fridge/freezer, electric cooker point, upvc double glazed bay window to the front, double glazed window to the side. Wide opening to the:

Sitting Room Area

13'10" x 12'5" (4.22 x 3.80)

Double glazed picture window to the rear and double glazed French doors with matching side panels opening to the rear garden.

Bedroom 1

12'4" x 7'10" (3.78 x 2.41)

Upvc double glazed window to the rear. Wall length built in wardrobes.

En Suite Shower Room

8'0" x 4'5" (2.44 x 1.35)

Comprising large shower cubicle, close coupled w.c., pedestal wash hand basin, upvc double glazed obscured window to the rear.

Bedroom 2

11'1" x 9'10" (3.40 x 3.02)

Upvc double glazed window to the front.

Family Bathroom

7'10" x 6'7" (2.41 x 2.01)

Comprising panelled bath, close coupled w.c., pedestal wash hand basin and upvc double glazed obscured window to the rear.

First Floor Landing

Bedroom 3

13'8" x 13'1" (4.19 x 4.01)

Part restricted headroom and upvc double glazed windows to the front and rear. Eaves storage.

Bedroom 4

18'4" x 7'1" (5.61 x 2.18)

Double glazed wooden Velux window to the front. Part restricted headroom and access to eaves storage.

Shower Room

7'3" x 6'3" (2.21 x 1.93)

Comprising shower enclosure, w.c., wash hand basin and upvc double glazed window to the rear with aspect over pony paddock to the rear.

Outside

To the front of the property is a boundary fence with a five bar gate opening to a large

PROPERTY DESCRIPTION

area of off street parking for numerous vehicles and leading to the:

Double Detached Garage

Pitched roof and electric door. Light and power and pedestrian access door to the rear garden.

Side gate gives access to the:

Rear Garden

The rear garden is a particular feature of the property with a large patio area, good size lawn area with borders containing numerous shrubs and bushes etc.

Located within the garden is a former stable block with two 3.4m x 3.4m stables with concrete apron and canopy to the front.

The stables offer great potential for the creation of a home office or additional accommodation subject to any necessary consents.

Description

This attractive individual chalet style house is situated in a good size plot offering highly flexible living accommodation with good size entrance hall, living room, inner hallway, large open plan kitchen/dining/sitting room, family bathroom, two ground floor bedrooms with the master having an en suite shower room. To the first floor there is a landing, two further bedrooms and shower room.

Outside the property is set in a good size enclosed plot with enclosed front garden with driveway offering off street parking for numerous vehicles. There is a double garage, good size enclosed garden which is a particular feature of the property and has a former stable block which would be ideal for numerous alternative uses.

The gardens back onto a pony paddock

Directions

Proceed out of Burnham-on-Se and at the roundabout at the junction with the M5 at Edithmead take the first left onto the A38 towards Weston-super-Mare and 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 right hand side.

Material Information

Additional information not previously mentioned

- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

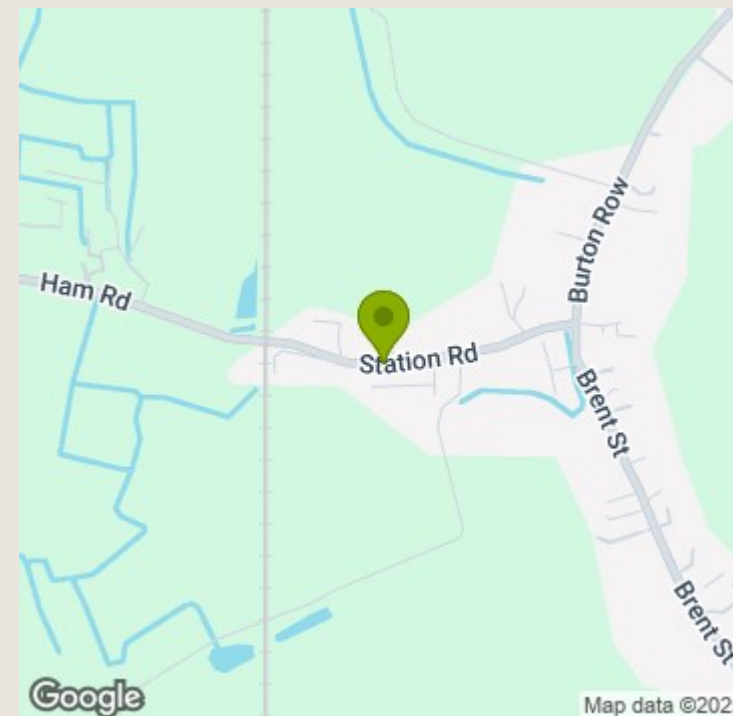








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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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.
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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

