

Jerboa, 1 Brent Close

Brent Knoll, TA9 4EB

Price £465,000

BERRYMAN'S

PROPERTY DESCRIPTION

An opportunity to purchase a renovated, extended and immaculately presented, detached bungalow, situated in a cul de sac location within the highly sought-after village of Brent Knoll.

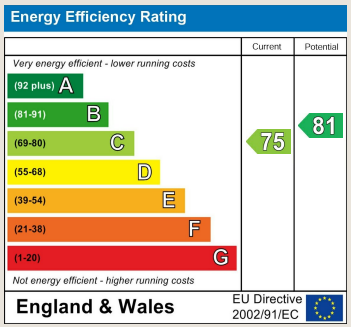
Entrance porch* Dining hall* Study* Spacious lounge with vaulted ceiling* Contemporary, fitted kitchen with integrated appliances* Utility room* Three double bedrooms with bedroom one benefitting from an en suite bathroom* Family shower room* Gas central heating* Double glazing* Ample parking to the front* Beautiful, enclosed rear gardens, landscaped over three levels with sleek patio, lawns and vegetable beds* Covered pergola* Internal inspection thoroughly recommended*

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Oak entrance door with two double glazed side panels to the:

Entrance Porch

Tiled floor, built in shelved storage cupboard and double glazed entrance door with obscure double glazed panels to the:

Dining Hall

19'8" x 10'5" (6.01 x 3.19)

Hard flooring, radiator and double glazed window to the front. Wood paneling to one wall and opening to the:

Study

6'9" x 6'3" (2.07 x 1.93)

Hard flooring, radiator and double glazed window to the front.

Lounge

18'10" x 16'8" (5.75 x 5.10)

Double glazed window overlooking the front, vaulted ceiling, hard flooring, three roof lights.

Kitchen

14'0" x 7'5" (4.28 x 2.28)

Fitted with a range of modern units comprising base cupboards and drawers, integrated dishwasher and washing machine, matching wall mounted cupboards, contrasting worktops, five burner gas hob with extractor over and oven below, tiled splashbacks, single drainer sink unit with mixer tap, double glazed window to the rear. Tiled floor.

Bedroom 1

11'2" x 10'1" (3.41 x 3.09)

Double glazed sliding patio doors to the rear garden. Radiator and double glazed window to the side.

En Suite

6'5" x 5'3" (1.98 x 1.62)

Fitted with a white suite comprising panelled bath with wall mounted shower over and glazed screen. Vanity wash hand basin with mixer tap and cupboard below. Low level w.c. with concealed cistern. Attractive tiling to ceiling height and obscure double glazed window. Tiled floor.

Bedroom 2

12'11" x 9'5" (3.95 x 2.88)

Double glazed window to the side, radiator and hard flooring.

Inner Hallway

Bedroom 3

11'6" x 10'4" (3.52 x 3.16)

Radiator and double glazed window overlooking the rear garden. Hard flooring.

Shower Room

5'10" x 3'11" (1.80 x 1.21)

Fitted with a modern white suite comprising low level w.c., corner shower unit with wall mounted shower and glazed sliding shower screens. Tiled walls and floor. Low level w.c., vanity wash hand basin with mixer tap and cupboard below, heated ladder style towel rail and obscure double glazed window.

Outside

The front of the property has been laid to graveled hardstanding providing ample parking with timber fencing.

Timber wooden gates to either side of the bungalow lead to the:

Rear Garden

The rear garden is a particular feature of the property comprising an area of gravel, beautifully laid modern patio area with a covered pergola providing a lovely seating and outdoor dining space.

PROPERTY DESCRIPTION

Low level wall and attractive tiled steps lead up to an area of formal lawn with barked shrub beds containing a variety of plants. Four trees and garden shed.

Stepping stones lead to a further area of the tiered garden which is laid to lawn with stepping stone pathway leading to a vegetable border.

The garden is surrounded by timber fencing and enjoys a good degree of privacy. Outside tap and outside lighting.

Description

Situated at the head of a cul-de-sac this exceptional three-bedroom detached bungalow enjoys a desirable setting within the highly sought-after village of Brent Knoll.
Having renovated the existing bungalow, the current vendors have also cleverly extended the property which now offers deceptively spacious, gas centrally heated accommodation with upgrading works including a new roof and updated electrics and plumbing.
Offering a lovely sense of space and light, the impressive, oak entrance porch leads to a central dining hall which flows seamlessly into all other areas of the property with an open plan feel, including a spacious lounge with vaulted ceiling, thoughtful lighting and three roof lights, a contemporary, fitted kitchen with integrated appliances and a separate utility room. A useful office to the front of the bungalow completes the living space.
The three, neutrally decorated bedrooms are of a generous size with the main bedroom benefitting from a modern, bathroom en suite and there is also an equally impressive family shower room.
Externally, a gravelled driveway to the front provides parking whilst a timber gate to either side of the bungalow gives access to the beautifully landscaped rear gardens which are a particular feature of the property. Designed over three tiers, a contemporary patio area with covered pergola provides a lovely al fresco dining/seating space while low level, slate topped walls and steps lead to an area of lawn with trees, ornamental shrub beds and timber garden shed.
Further steps lead from this level to another area of lawn where there is a vegetable bed. The gardens are enclosed with timber fencing and enjoy a degree of privacy.
The attention to detail and quality of fittings, decoration, design and outside space make an internal inspection the only way to fully appreciate this beautiful home.

Directions

From the M5 motorway junction 22 roundabout proceed towards Weston-super-Mare and within one mile take a left turn into Brent Street. Proceed along Brent Street for approximately half a mile and just before the school turn right into Manor Ride. Proceed up Manor Ride taking a right into East Ride and left into Brent Close. Proceed down Brent Close where the property will be found in a prime plot in the corner of the cul-de-sac.

Material Information

Additional information not previously mentioned
Council Tax Band-C
EPC-C

- 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

















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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