

4 The Willows

Brent Knoll, Highbridge, TA9 4EJ

Price £695,000

BERRYMAN'S

PROPERTY DESCRIPTION

An attractive, detached, five bedroom house backing on to the village playing green. The property has been in the same ownership since it was built, offering well planned living accommodation that must be seen to be fully appreciated.

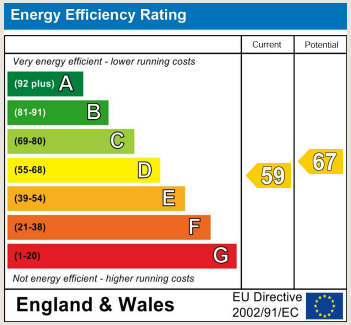
*Entrance hall *Cloakroom *Sitting room *Dining room/snug *Kitchen/breakfast room *First floor landing *Master bedroom with en-suite bathroom and dressing room *Four further bedrooms *Shower room *Upvc double glazed windows *Gas central heating *Good size double garage *Off street parking *Enclosed sunny aspect garden to rear with aspects over the village community space

Local Authority

Somerset Council Council Tax Band: G

Tenure: Freehold

EPC Rating: D













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Accommodation (measurements are approximate)

Double glazed door with feature stained glass inserts to:

Entrance hall

Stairs rising to the first floor

Cloakroom

Comprising of a vanity wash hand basin with storage below, close coupled w/c, electric shaver point, extractor fan and storage cupboard

Sitting room

18'8" x 11'8" (5.69 x 3.58)

Upvc double glazed bay window to front, two Upvc double glazed French doors opening to the rear garden, wall light points and feature fire surround with gas fire

Dining room/snug

12'9" x 9'6" (3.90 x 2.90)

Two Upvc double glazed French doors with matching side panels opening to the rear garden, and an additional two Upvc double glazed windows to both sides

Kitchen/breakfast room

18'7" x 11'10" (5.68 x 3.62)

Fitted with a modern range of wall and floor units to incorporate an eye level double oven, induction hob with extractor fan over, integrated fridge and freezer, dishwasher and washing machine, Upvc double glazed window to front, Upvc double glazed window to rear, part Upvc double glazed door to outside

First floor landing

Loft access, feature Upvc double glazed arch window to front and airing cupboard

Master bedroom

16'11" x 10'11" (5.16 x 3.35)

Two Upvc double glazed windows to rear

Dressing room area

5'8" x 5'2" (1.73 x 1.60)

Built in vanity table with sink, built in wardrobes, Upvc double glazed window to front

En-suite bathroom

Comprising of a panelled bath with side taps, corner shower cubicle, wash hand basin, close coupled w/c, and Upvc double glazed obscured window to front

Bedroom

14'9" x 8'3" (4.51 x 2.53)

Built in wardrobes and Upvc double glazed window to front

Bedroom

10'9" x 10'0" (3.29 x 3.06)

Built in treble wardrobes and Upvc double glazed window to rear with aspect over the village green/play area

Bedroom

9'10" x 7'8" (3.01 x 2.36)

Built in wardrobes and Upvc double glazed window to rear with aspect over the village green/play area

Bedroom/study

9'0" x 7'4" (2.76 x 2.24)

Upvc double glazed window to front

Shower room

8'7" x 6'8" (2.62 x 2.04)

Large shower cubicle with screen, close coupled w/c with concealed cistern, wash hand basin and Upvc double glazed obscured window to rear

Outside

To the front of the property is an open plan garden with lawn area and mature bushes,

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shrubs etc. A block paving driveway offers off street parking for numerous vehicles and leads to the DOUBLE GARAGE.

Access to the left hand side of the property leads to the rear garden, laid principally to lawn with patio area and borders containing mature shrubs, bushes etc. Outside power and light, and summer house/store. The garden enjoys an attractive aspect over the village green/play area to rear. This is a particular feature of this property that makes an early inspection essential.

Double garage

17'1" x 16'9" (5.23 x 5.13)

Two independent up and over doors, light and power, Upvc double glazed windows to rear and Upvc double glazed door to the rear garden. Wall mounted gas boiler supplying domestic hot water and radiators

Description

This attractive, detached house has been in the same ownership since it was built and offers five bedrooms with the master having an en-suite bathroom and dressing room. To the ground floor there is an entrance hall, cloakroom, good size sitting room, dining room/snug, and well appointed kitchen/breakfast room. The property benefits from having a good size double garage, off street parking, and to the rear of the property is a sunny aspect garden that backs onto the village play area/community space. The property also benefits from having gas central heating, Upvc double glazed windows and no onward chain. An early application to view is strongly recommended by the vendors selling agents.

Directions

From the motorway roundabout at junction 22 proceed in a northerly direction along the A38 towards Bristol and Weston-Super-Mare, after a short distance turn left into the village of Brent Knoll and proceed into the village. Turn right opposite the school into Church Lane, proceed up Church lane bearing left into The Willows where the property can be found at the end of the cul-de-sac in front of you.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas heating
- Mains sewerage
- No flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.
- Council tax band: G
- EPC band: D

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