



Glenavon The Causeway

Mark, TA9 4PZ

Price £540,000



PROPERTY DESCRIPTION

Attractive individual, extended, upgraded and improved detached bungalow situated in a highly sought after Somerset village backing onto and enjoying an open aspect over agricultural land to the rear and an aspect towards Brent Knoll.

Entrance hall* lounge* kitchen* study/bedroom 4* side porch* conservatory* bathroom* three further bedrooms* master en suite shower room* garage and gardens.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed front door with matching side panel to the:

Entrance Hall

L shaped with storage cupboard, tiled floor, spotlights, wall lights.

Living Room

22'0" x 12'0" (6.71 x 3.68)

Upvc double glazed window to the front and double glazed sliding patio doors opening to the rear. Feature stone fireplace with multi fuel burner. Spotlights and door to the inner hallway.

Kitchen/Breakfast Room/Sitting Room

20'2" x 12'11" (6.17 x 3.94)

Fitted with an extensive range of wall and floor units with a combination of wood block worktops and granite effect worktops. Unit underlighting, large central island with integral pull out power and USB sockets and twin plinth heaters. Range cooker with extractor hood over, one and half bowl drainer sink unit, plumbing for dishwasher and washing machine, space for tumble dryer and space for fridge/freezer. Tiled floor, spotlights and over island triple hanging lights. Access to roof space and television point. Upvc double glazed window to the front and upvc double glazed sliding patio doors opening to the conservatory and upvc double glazed door to the:

Side Porch

17'2" x 3'0" (5.24 x 0.92)

Double glazed doors to the front and rear.

Accessed from the rear of the kitchen is the:

Conservatory

13'1" x 10'11" (4.01 x 3.33)

Part block and part upvc double glazed construction with feature year round roof and

aspect over the rear garden and beyond. Two upvc double glazed French doors opening to the rear garden.

Bedroom 1

13'1" x 10'11" (3.99 x 3.35)

Dual aspect upvc double glazed windows to the front and side. Spotlights and sliding door to the:

En Suite Shower Room

Re-fitted with an attractive suite comprising tiled shower cubicle, close coupled w.c., vanity wash hand basin with cupboards below, extractor fan, spotlights and ladder style heated towel rail.

Bedroom 2

9'10" x 9'3" (3.00 x 2.84)

Upvc double glazed window to the rear, spotlights.

Bedroom 3

10'4" x 6'3" (3.17 x 1.93)

Upvc double glazed window to the side.

Bedroom/Study/Sitting Room

10'7" x 9'3" (3.25 x 2.84)

Upvc double glazed window to the rear. Open fronted storage cupboard. This room offers great versatility for numerous alternative uses.

Bathroom

7'1" x 5'5" (2.18 x 1.67)

Re-fitted with an attractive suite comprising P shaped bath with shower over and screen, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below. Tiled walls and floor, extractor fan, heated towel rail, upvc double glazed obscured window to the front.

PROPERTY DESCRIPTION

Outside

To the front of the property is a driveway offering off street parking for numerous vehicles with turning area and lawned area. Outside lights and power.

Garage

17'1" x 7'10" (5.23 x 2.39)

With electric up and over door, light and power.

Rear Garden

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

Set within the garden are two sheds, summerhouse and greenhouse.

Outside light, outside power.

Enjoying a superb view across agricultural land towards Brent Knoll.

Description

This attractive, extended and upgraded detached bungalow offers well planned, highly flexible living accommodation offered in excellent order throughout.

The property is set in a good size plot offering off street parking for numerous vehicles, a good size garden to the rear backing onto agricultural land and the bungalow enjoys a superb aspect towards Brent Knoll.

The property briefly comprises entrance hall, living room, large kitchen/breakfast room, good size conservatory and side porch off. There are four bedrooms with the master having an en suite shower room and there is also an upgraded family bathroom.

The property benefits from having owned solar panels and EV car charging point. There

is a modern oil fired boiler supplying domestic hot water and radiators.

Offered in superb order throughout an early application to view is strongly recommended by the vendors selling agents.

Directions

From the M5 interchange roundabout at Edithmead proceed in a southerly direction along the A38 towards Highbridge. Take the first left and proceed over the motorway bridge to the Watchfield/Mark junction and bear left to the village of Mark. Proceed along The Causeway and the property will be found a little further along on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-C

- Mains electric and water. Solar Panels and EV charging point.
- Water not metered
- Oil 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

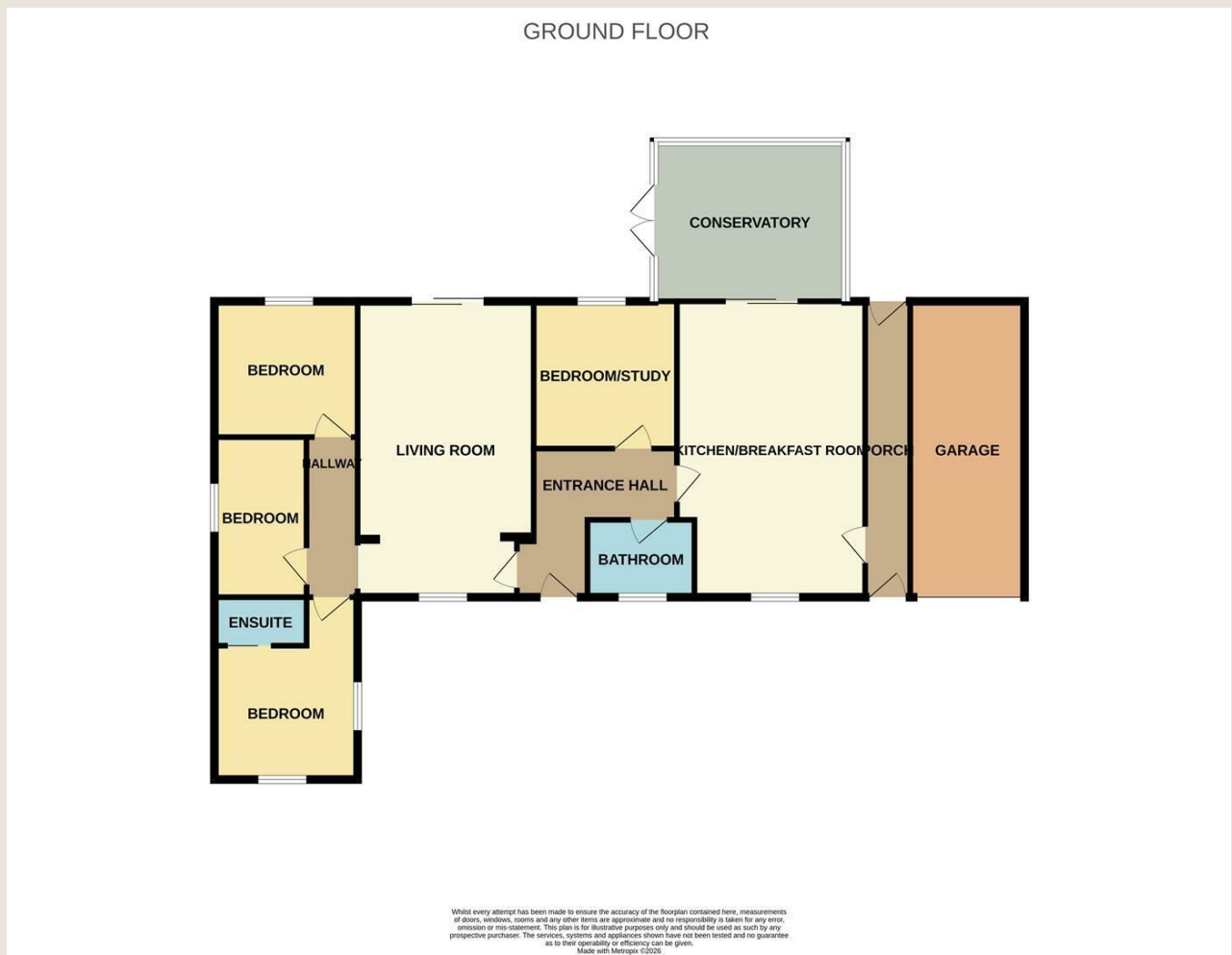
Flood Information:

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, 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

