



Glen trammon Strowlands

East Brent, TA9 4JH

Offers In Excess Of £350,000



PROPERTY DESCRIPTION

Attractive, extended, three bedroom detached bungalow with a master en suite shower room offering well proportioned living accommodation backing onto agricultural land. Must be seen to be fully appreciated.

Entrance hall* large lounge/sitting room* kitchen/dining room* three bedrooms* master en suite shower room* shower room* upvc double glazed windows* gas central heating* good size garage and carport* gated off street parking for three/four vehicles* good sized garage* enclosed garden to the rear with rural aspect beyond.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating:



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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Accommodation (Measurements are approximate)

Upvc double glazed obscured door with matching side panel to the:

Entrance Hall

Storage cupboard.

Lounge/Sitting Room

Lounge Area

13'5" x 11'2" (4.11 x 3.42)

Opening to the:

Sitting Room

16'0" x 11'7" (4.90 x 3.54)

Upvc double glazed windows to the side and rear. Two upvc double glazed sliding doors with matching side panels opening to the rear garden.

Kitchen/Dining Room

Kitchen Area

9'6" x 9'3" (2.92 x 2.84)

Range of wall and floor units to incorporate eye level integrated double oven with electric hob and extractor fan over. One and a half bowl drainer sink unit, space for fridge/freezer, upvc double glazed window to the side and upvc double glazed obscured door to outside.

Dining Area

9'6" x 8'10" (2.92 x 2.71)

Bedroom 1

11'6" x 10'2" (3.53 x 3.11)

With upvc double glazed window to the rear.

En Suite Shower Room

8'1" x 2'7" (2.47 x 0.80)

Shower enclosure with bi-fold door, close coupled w.c., wash hand basin and extractor fan.

Bedroom 2

13'5" x 13'0" (4.11 x 3.97)

Upvc double glazed window to the front.

Bedroom 3

7'2" x 7'1" (2.19 x 2.18)

Upvc double glazed window to the side.

Shower Room

7'8" x 5'6" (2.35 x 1.69)

With large shower enclosure, close coupled w.c., pedestal wash hand basin and two upvc double glazed obscured windows to the side. Extractor fan.

Outside

To the front of the property is a boundary wall with two wooden gates opening to an area of driveway offering off street parking which in turn leads to the:

Carport

24'11" x 10'5" (7.60 x 3.20)

Leading to the:

Garage

16'4" x 8'0" (4.99 x 2.45)

With two wooden opening doors. Gas combination boiler supplying domestic hot water and radiators. Plumbing for automatic washing machine and upvc

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double glazed window to the rear. Access to roof space.

Outside

Principally laid to lawn with borders containing shrubs and bushes.

Gates either side of the property lead to the rear garden.

Rear Garden

Good size patio area, lawn area.

To the left hand side of the garden is a vegetable garden with greenhouse, garden shed and area of lawn.

The garden backs onto agricultural land and is a particular feature of the the property making a full inspection essential.

Description

This attractive extended detached bungalow is situated in the highly sought after Somerset village of East Brent and offers deceptively sized living accommodation that briefly comprises good size entrance hall, extended large lounge/sitting room, well appointed kitchen/dining room, three bedrooms with the master having an en suite shower room together with a family shower room.

The property benefits from having gated secure parking for three to four vehicles, good size carport and garage and enclosed rear garden backing onto agricultural land.

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

Directions

From the M5 motorway interchange at Edithmead take the third exit onto the A38. Continue to the next roundabout signposted Weston-super-Mare and Bristol. Take the first exit onto the A370 and proceed into the village of East Brent taking a right turn by the war memorial onto Old Bristol Road. Bear left beside the Brent Knoll Inn and Stowlands. Proceed down Stowlands and the property will be found just beyond Mead Close on the left 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:

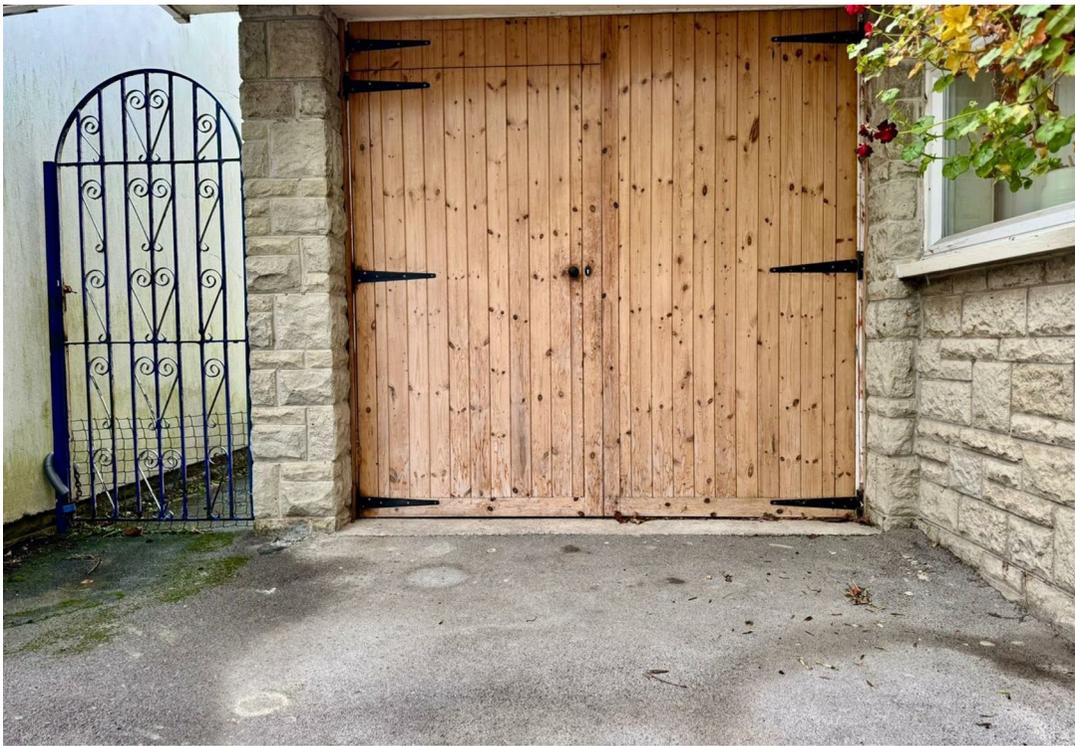
checker.ofcom.org.uk/en-gb/mobile-coverage

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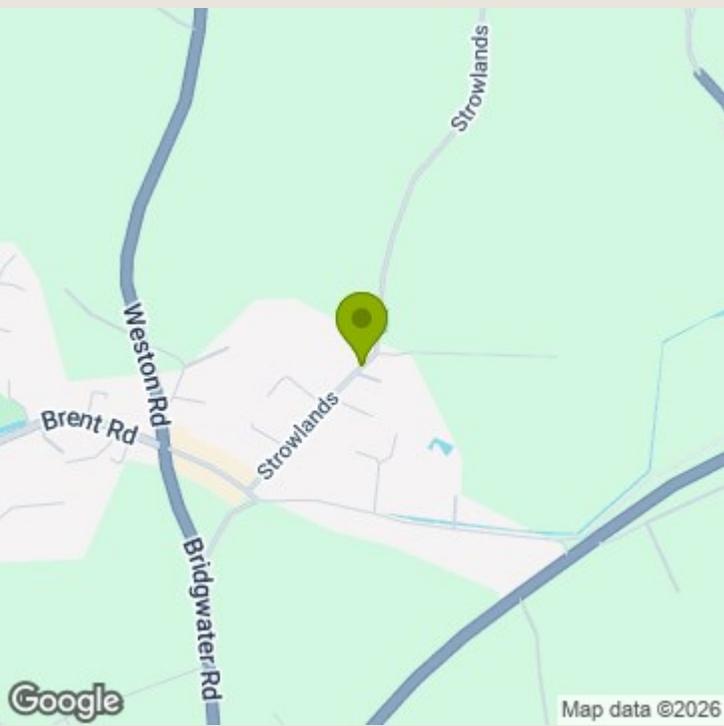
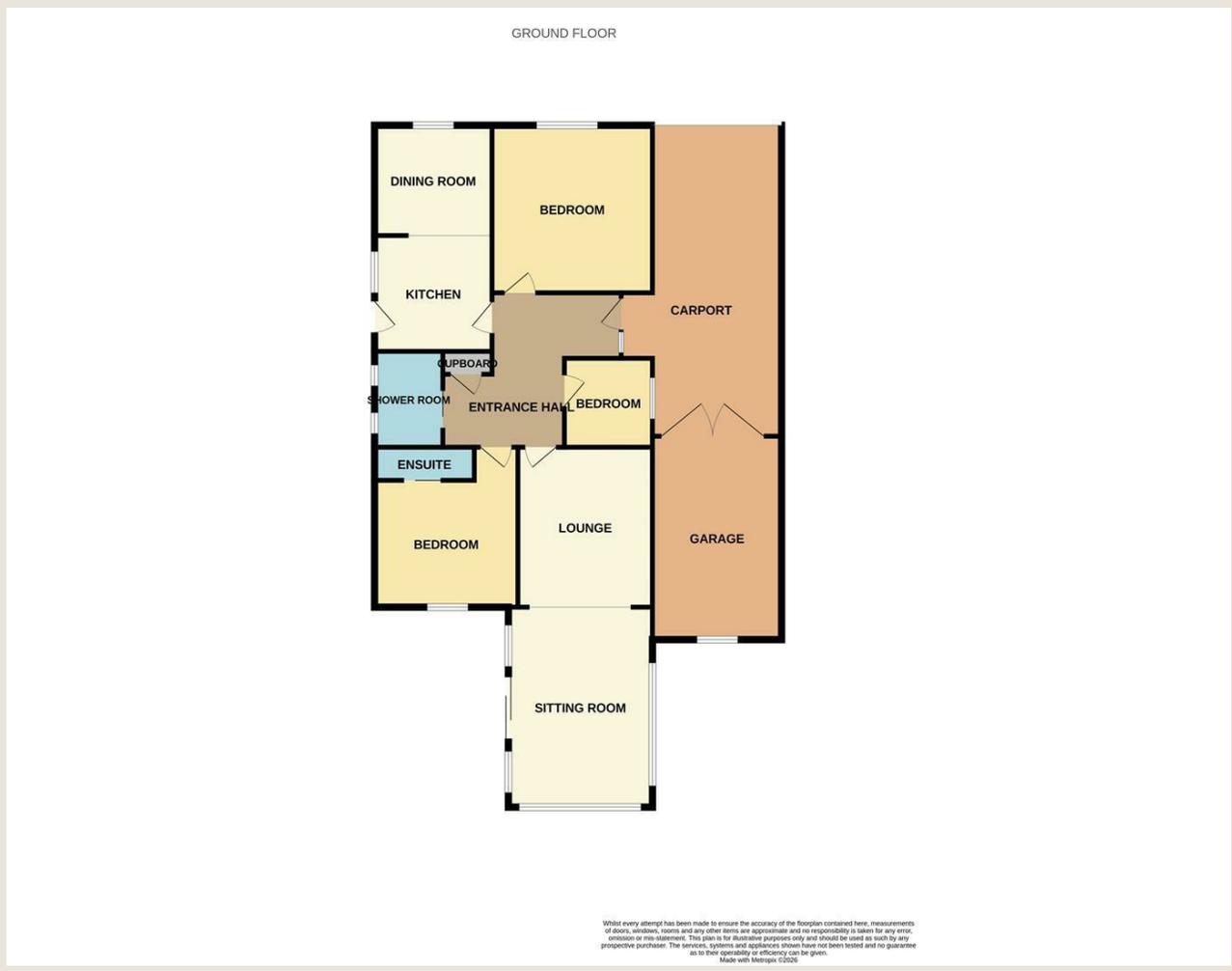
Flood Information:

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.
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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

