

Rozel Strowlands

East Brent, TA9 4JQ

Price £300,000

BERRYMAN'S

PROPERTY DESCRIPTION

Attractive two bedroom detached bungalow with good size garage/workshop with off street parking, potential caravan space set in an attractive corner plot that must be seen to be fully appreciated.

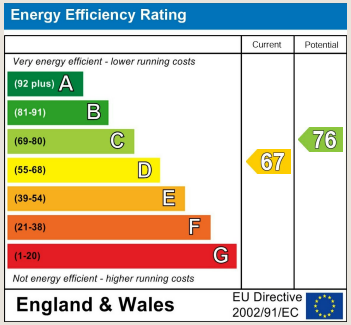
Entrance porch* entrance hall* lounge* kitchen/dining room with conservatory off* two good size double bedrooms* well appointed shower room* gas central heating* upvc double glazed windows. Must be seen

Local Authority

Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Two upvc double glazed obscured doors to the:

Entrance Porch

Tiled floor and glazed door to the:

Entrance Hall

Storage cupboard.

Lounge

14'6" x 11'6" (4.44 x 3.52)

Two wall light points, feature fire surround and upvc double glazed window to the front. This room has had the ceiling recently replastered and walls stripped in readiness for decorating.

Kitchen/Diner

14'8" x 9'6" (4.48 x 2.90)

Fitted with a range of wall and floor units to incorporate integrated electric oven hob and extractor fan. Integrated fridge and dishwasher, cupboard housing the gas combination gas boiler supplying domestic hot water and radiators. Upvc double glazed windows to the side and rear. Upvc double glazed door to the:

Conservatory

8'6" x 6'5" (2.60 x 1.96)

Part block and part upvc double glazed construction. Tiled floor. Sliding upvc double glazed door to the garden and door to the:

Utility Room

6'0" x 5'4" (1.84 x 1.63)

Double glazed Velux window.

Bedroom 1

13'10" maximum x 10'6" (4.24 maximum x 3.21)

Wall length wardrobes and upvc double glazed window to the front.

Bedroom 2

10'3" x 9'9" maximum (3.13 x 2.99 maximum)

Wall length wardrobes.

Shower Room

8'2" x 5'3" (2.51 x 1.62)

Good size corner shower cubicle, vanity wash hand basin with cupboards below and to the side, close coupled w.c. with concealed cistern. Two heated towel rails and upvc double glazed obscured window to the rear.

Outside

The property is set in a corner plot which is to the front and right hand side enclosed by a low boundary wall.

The main gardens to the front and side are laid to lawn with bushes and shrubs.

Accessed from East Drive is the driveway offering off street parking for two/three vehicles which could be further extended to provide additional parking/caravan space should it be required.

The driveway leads to the:

PROPERTY DESCRIPTION

Garage/Workshop

16'7" x 11'6" (5.08 x 3.53)

With up and over door. Light and power.

Side gate gives access to the:

Rear and Main Garden Area

Located to the left hand side of the property and is laid principally to lawn with patio area. Borders containing shrubs and bushes.

The garden enjoys a good degree of privacy and is an attractive feature of the property making a full inspection essential.

Description

This attractive detached bungalow is set in a prime corner plot and briefly comprises entrance porch, entrance hall, lounge, good size kitchen/dining room with conservatory off, there are two double bedrooms and a well appointed shower room.

The property benefits from having gas central heating, upvc double glazing, a good size garage/workshop, off street parking and space for the parking of a caravan/motorhome etc should it be required.

The property is in the ever sought after village of East Brent and is situated close to local commuter links.

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 and take the first exit onto the A370. Proceed to the village of East Brent Taking a right turn by the War Rememorial onto Old Bristol Road. Bear left beside Brent Knoll Inn into Strowlands and the property will be found on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-D

EPC-D

- 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













ROZEL, STROWLANDS



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

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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