

Applegarth, 179 Brent Street

Brent Knoll, TA9 4BE

Price £575,000

BERRYMAN'S

PROPERTY DESCRIPTION

A three/four bedroom detached chalet style house (one ground floor bedroom) with adjoining two bedroom annexe which has been adapted for those with restricted mobility set in a good size plot in a highly sought after village location.

Main House: Entrance porch* entrance hall* lounge* dining room* study/bedroom 4* ground floor bathroom* separate w.c.* well appointed kitchen with large conservatory off* first floor landing* master bedroom with en suite shower room* two further bedrooms* cloakroom.
Annexe: Lounge with kitchenette* master bedroom with bath/shower room off* second bedroom* bathroom.

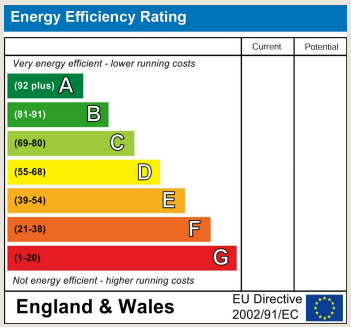
Set in a good size plot laid for ease of maintenance* utility area(former garage). Rare opportunity.

Local Authority

Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating:













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Main Property

Upvc double glazed door to the:

Entrance Porch

6'2" x 2'10" (1.89 x 0.88)

Upvc double glazed multi pane door with matching side panel to the:

Entrance Hall

Stairs rising to the first floor.

Lounge

15'11" x 12'11" (4.87 x 3.94)

Upvc double glazed bow window to the front.

Dining Room

11'10" x 9'10" (3.63 x 3.01)

Two upvc double glazed French doors opening to the conservatory.

Study/Bedroom 4

15'11" x 8'11" (4.86 x 2.74)

Upvc double glazed windows to the front and side.

Accessed from the rear of the entrance hall is the inner hallway which gives access to the:

Bathroom

8'7" maximum x 5'7" maximum (2.64 maximum x 1.71 maximum)

L shaped with panelled bath with mixer tap and shower attachment, vanity wash hand basin with cupboards below, tiled walls and extractor fan.

Separate WC

Comprising low level w.c., tiled walls, extractor fan.

Kitchen

16'5" maximum x 11'9" maximum (5.01 maximum x 3.59 maximum)

L shaped and fitted with an extensive range of wall and floor units to incorporate integrated eye level double oven, extractor hood, integrated dishwasher, space for fridge/freezer, one and a half drainer sink unit, tilled floor and upvc double glazed window to the rear. Double glazed door to the:

Conservatory

38'5" x 12'2" maximum (11.71 x 3.72 maximum)

Part block and part upvc double glazed construction and upvc double glazed French doors to the side. Upvc double glazed door to the rear and sliding door to the annexe. The conservatory roof which was completed in August 2024 is guaranteed until 2034.

First Floor Landing

Eaves storage.

Bedroom 1

16'1" x 11'8" (4.92 x 3.56)

Extensive range of built in bedroom furniture and upvc double glazed window to the rear.

En Suite Shower Room

Comprising large shower cubicle, vanity wash hand basin with cupboards below, upvc double glazed obscured window to the rear and extractor fan. Tiled walls.

PROPERTY DESCRIPTION

Bedroom 2

14'9" x 9'5" (4.50 x 2.89)

Eaves storage and upvc double glazed window to the front.

Bedroom 3/Dressing Room

9'6" x 6'5" (2.92 x 1.96)

Upvc double glazed window to the front.

Annexe

Lounge Area

14'11" x 8'10" (4.55 x 2.71)

Upvc double glazed French doors opening to the rear.

Kitchenette Area

8'0" x 5'11" (2.44 x 1.81)

Fitted with a range of floor units with worktops over.

Annexe Bedroom 1

14'11" x 11'10" (4.57 x 3.63)

Upvc double glazed bow window to the front. Built in wardrobe and two doors opening to the:

Bathroom/Wet Room

10'5" x 9'1" (3.19 x 2.77)

Parker Arjo electronically operated bath, wash hand basin and upvc double glazed obscured window to the front. Cupboard housing the gas fired boiler supplying domestic hot water and radiators.

Annexe Bedroom 2

7'10" x 7'3" (2.40 x 2.23)

Upvc double glazed window to the rear.

Bathroom

7'2" x 6'4" (2.19 x 1.95)

Comprising P shaped bath with screen and shower over, pedestal wash hand basin and close coupled w.c. Tiled walls and floors, extractor fan, heated towel rail.

Outside

To the front of the property is a boundary wall with a garden laid for ease of maintenance with borders containing shrubs and bushes and sweeping driveway offering off street parking for numerous vehicles.

To the left hand side there is a CARPORT which in turn leads to the:

Utility Area (Former Garage)

14'8" plus storage cupboards x 8'5" (4.48 plus storage cupboards x 2.59)

Fitted with an extensive range of built in storage cupboards, plumbing for automatic washing machine and tumble dryer, space for fridge/freezer, window to the side, light and power.

Rear Garden

The rear garden is enclosed with raised flower bed, lawn area, two sheds, areas laid to decorative stone, patio area, outside tap.

The garden enjoys a sunny aspect with two access ramps into the conservatory.

PROPERTY DESCRIPTION

Agents Note

We are informed by the vendor that the Annexe accommodation has been weight checked for the use of a tracked hoist should it be required.

Description

We are delighted to offer a rare opportunity to purchase a three/four bedroom dormer bungalow together with a two bedroom annexe which has been adapted for those with restricted mobility.

The property would appear suitable for those with a dependent relative or multi generational living.

The property is located in a sought after Somerset village in a good size plot that has been laid for ease of maintenance and enjoying a sunny aspect garden to the rear.

The property is offered in good order throughout and must be seen to be fully appreciated.

Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed out of the town along Love Lane towards the M5 junction 22 at Edithmead. At the roundabout take a left turn signposted Bristol Airport/Weston-super-Mare and after approximately half a mile take a left into Brent Street. Proceed down Brent Street passing the Red Cow public house on the right hand side and the village shop where the property will be found a little further along on the left hand side.

Material Information

Additional information not previously mentioned:

Council Tax Band-E

EPC-Ordered

- 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












Ho Ho Ho!









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

BERRYMAN'S

CERTIFIED AND ACCREDITED BY propertymark

propertymark cmp Client Money Protection

The Property Ombudsman