



2 East Ride

Brent Knoll, TA9 4EA

Price £285,000



PROPERTY DESCRIPTION

An attractive two bedroom semi detached bungalow situated in a sought after cul-de-sac location offered in good order throughout enjoying a sunny aspect enclosed garden to the rear enjoying a good degree of privacy.

Entrance hall* lounge* conservatory with year round roof* upgraded kitchen* two double bedrooms* upgraded shower room* gas central heating* upvc double glazed windows* garage with utility area* off street parking and sunny aspect enclosed garden to the rear.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:

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



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Door to the:

Entrance Hall

Storage cupboard, access to roof space.

Lounge

11'7" x 11'3" (3.54 x 3.44)

Feature fire surround, upvc double glazed French doors with matching side panels to the:

Conservatory

12'2" x 9'0" (3.71 x 2.76)

Part block and part upvc double glazed construction with year round roof and two upvc double glazed French doors opening to the rear garden.

Kitchen

10'1" x 7'11" (3.09 x 2.42)

Fitted with a range of wall and floor units to incorporate eye level double oven, hob and extractor fan, plumbing for automatic washing machine, space for fridge freezer and upvc double glazed windows to the front and side. Upvc double glazed door to the:

Side Porch

17'2" x 2'11" (5.24 x 0.89)

Upvc doors to the front and rear. Door to the garage.

Bedroom 1

11'11" x 9'11" (3.64 x 3.04)

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

Bedroom 2

11'6" x 8'0" (3.53 x 2.46)

Upvc double glazed window to the front.

Shower Room

6'7" x 6'0" (2.01 x 1.84)

Comprising corner shower cubicle with seat, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below and upvc double glazed obscured window to the front.

Outside

To the front of the property is a boundary fence and gate gives access to the pathway leading to the front door.

The front garden is enclosed with mature bushes and shrubs and laid generally for ease of maintenance.

Two wooden gates to the driveway offering off street parking which in turn leads to the:

Garage/Utility Area

Garage Area

16'10" x 8'1" (5.14 x 2.47)

With roller door, light and power. Opening to the:

PROPERTY DESCRIPTION

Utility Area

8'0" x 6'7" (2.45 x 2.01)

Gas boiler supplying domestic hot water and radiators. Two upvc double glazed French doors opening to the rear garden.

Rear Garden

The rear garden is enclosed and enjoys a good degree of privacy.

Laid for ease of maintenance with borders containing shrubs and bushes.

Description

This attractive two bedroom semi detached bungalow has been upgraded and improved to offer well planned, well appointed living accommodation and briefly comprises entrance hall, good size lounge with good size conservatory off with year round roof and upgraded kitchen. There are two double bedrooms and an upgraded shower room.

The property benefits from having gas central heating with modern boiler, upvc double glazed windows and garage with useful utility area off.

There is a sunny enclosed low maintenance garden to the rear.

Directions

From the M5 junction 22 at Edithmead proceed towards Weston-super-Mare and within half a mile take a left turn into Brent Street. Proceed along Brent Street for approximately half a mile and just before the village school turn right into Manor Ride. Proceed up Manor Ride taking the first

right into East Ride and the property will be found on your right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-C

EPC-Ordered

- Mains electric, gas and water
- Water not 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

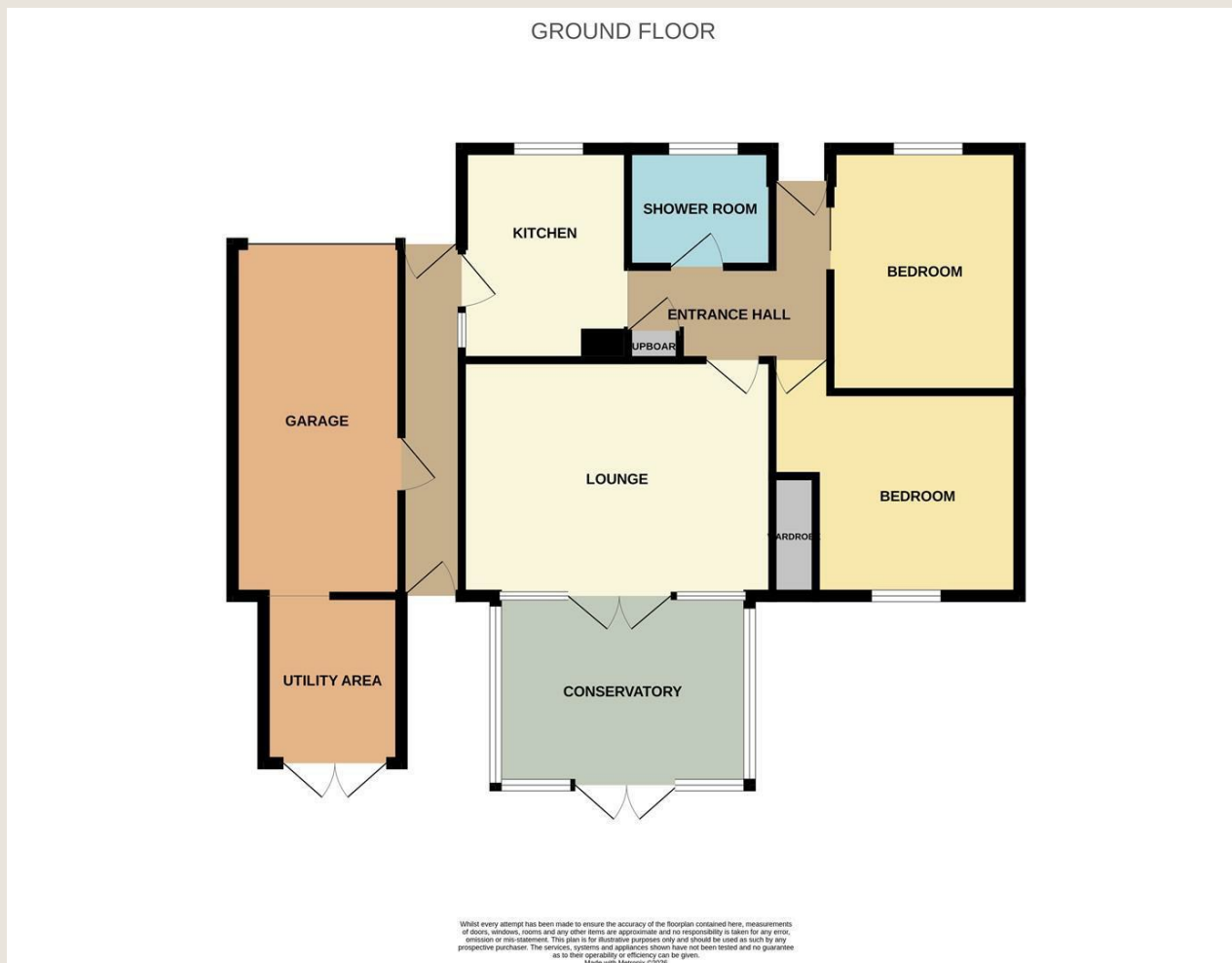
Flood Information:

flood-map-for-planning.service.gov.uk/location









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

