



2 The Croft The Causeway

Mark, TA9 4QB

Offers In Excess Of £350,000



# PROPERTY DESCRIPTION

No Onward Chain – Extended & Beautifully Upgraded Four-Bedroom Home Backing onto Open Countryside

Offered with no onward chain, this wonderfully extended, upgraded, and improved four-bedroom home presents a rare opportunity to acquire a truly exceptional property.

Immaculately presented throughout, the house combines character and charm with modern convenience.

Properties of this caliber seldom come to market. A must see!

Entrance hall\* lounge\* large open plan kitchen/dining/family room with utility room and shower room off\* four first floor bedrooms\* bathroom\* upvc double glazed windows\* oil central heating\* excellent decorative order throughout\* large garden to the rear with summerhouse\* backing onto agricultural land.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



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		64	69
(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)

Upvc double glazed obscure door to the:

### Entrance Hall

With stairs rising to the first floor.

### Lounge

15'11" x 11'3" (4.87 x 3.44)

Feature fire surround with multi fuel burner, upvc double glazed windows to the front and rear.

### Open Plan Kitchen/Dining/Family Room

31'5" x 17'1" maximum (9.60 x 5.22 maximum)

The kitchen area is fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit, space for fridge and freezer, space for range style cooker with extractor hood, plumbing for dishwasher and upvc double glazed window to the front.

To the rear of the room is a large area for dining table and chairs and seating area with upvc double glazed French doors with side panels opening to the rear garden. Upvc double glazed door to outside and upvc double glazed window to the side.

### Utility Room

Plumbing for automatic washing machine, space for tumble dryer.

### Shower Room

Shower cubicle with bi-fold door, vanity wash hand basin with cupboards below, close coupled w.c. and heated towel rail. Extractor fan.

### First Floor Landing

Airing cupboard, storage cupboard.

### Bedroom 1

13'1" maximum x 12'8" (4 maximum x 3.88)

Laminate flooring, over stair storage cupboard and upvc double glazed window to the front.

### Bedroom 2

12'11" maximum x 7'7" (3.94 maximum x 2.32)

Laminate flooring, over stair storage cupboard and upvc double glazed window to the front.

### Bedroom 3

7'11" x 7'8" (2.43 x 2.34)

Upvc double glazed window to the rear. Laminate flooring.

### Bedroom 4

10'1" x 6'2" (3.09 x 1.89)

Upvc double glazed window to the front.

### Bathroom

Comprising P shaped bath with shower over and screen, vanity wash basin with cupboards below and close coupled w.c. Heated towel rail and extractor fan. Upvc double glazed obscured window to the rear.

### Outside

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

The garden has a variety of mature bushes, shrubs and trees.

To the left hand side of the property access can be gained to the rear via a gate.

# PROPERTY DESCRIPTION

## Rear Garden

Enclosed rear garden with large patio area enjoying a superb aspect over the beautifully landscaped garden which has a variety of bushes, shrubs and trees. Outside tap and outside light.

The gardens back onto agricultural land making a full inspection essential.

To the rear of the garden is the:

## Summerhouse

12'8" x 12'8" (3.88 x 3.88)

Light and power.

## Description

Mark is a sought after Somerset village with an active local community with two public houses in the centre of the village, village hall, church and stores.

The village also has a primary school which leads into Hugh Sexeys School and Kings of Wessex School at Cheddar.

The property has been greatly extended, upgraded and improved to offer well planned, beautifully appointed living accommodation that briefly comprises entrance hall, lounge with multi fuel burner, large open plan kitchen/dining/family room with large French doors opening to the beautifully landscaped garden to the rear. There is also a utility room and shower room to the ground floor.

To the first floor there is a landing, four bedrooms and bathroom.

The property benefits from upvc double glazed windows, oil central heating and must be seen to be fully appreciated.

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

## Directions

From the M5 motorway junction 22 take the exit onto the A38 towards Bristol. Proceed for approximately one quarter of a mile taking a right turn beside the Fox and Goose Inn into Harp Road. Proceed to the end of Harp Road taking a right turn onto The Causeway. Proceed along The Causeway where the property will be found on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water not metered
- Oil 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)







2 The Croft, Mark



First Floor



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto: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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