

7 Prospect Close

East Brent, TA9 4JW

Price £310,000

BERRYMAN'S

PROPERTY DESCRIPTION

An opportunity to purchase an attractive two bedroom detached bungalow situated in a sought after cul-de-sac location in the ever popular village of East Brent with upgraded kitchen and shower room, good size conservatory to the rear, garage and carport.

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

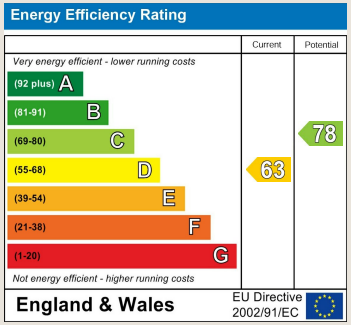
Entrance porch* entrance hall* lounge/diner* upgraded kitchen* good size conservatory* two double bedrooms* shower room* garage* carport and enclosed garden to the rear.

Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Porch

13'8" x 3'1" (4.17 x 0.96)

Part brick and part upvc double glazed construction with tiled floor. Further upvc double glazed door with matching side panel to the:

Entrance Hall

Storage cupboard, cupboard housing the gas boiler supplying domestic hot water and radiators. Loft access.

Lounge/Diner

19'0" x 10'5" (5.8 x 3.18)

Wooden internal window to the front, two upvc double glazed windows to the side and part glazed wooden door with picture window to the right hand side opening to the conservatory. Wall mounted electric fire.

Conservatory

18'4" x 8'0" (5.60 x 2.46)

Part brick and part double glazed construction with upvc double glazed door to outside.

Kitchen

11'3" x 8'5" (3.45 x 2.57)

Fitted with an attractive range of wall and floor units to incorporate integrated oven, hob and extractor fan, single sink drainer unit, space for fridge/freezer, integrated washing machine, wooden window to the rear and part glazed door to the conservatory.

Bedroom 1

11'5" x 11'1" (3.48 x 3.38)

Upvc double glazed window to the rear.

Bedroom 2

11'5" x 7'10" (3.50 x 2.40)

Upvc double glazed window to the front.

Shower Room

8'2" maximum x 6'5" (2.51 maximum x 1.98)

Corner shower cubicle, vanity wash hand basin with cupboards below and close coupled w.c. with concealed cistern. Heated towel rail, tiled walls and upvc double glazed obscured window to the front.

Outside

To the front of the property is an open plan garden laid to lawn.

To the left hand side of the property is a driveway offering off street parking leading to the:

Carport

24'2" x 11'5" (7.37 x 3.50)

Offering covered parking and leading to the:

Garage

16'2" x 8'2" (4.95 x 2.51)

With up and over door. Window to the rear.

Side gate gives access to the:

PROPERTY DESCRIPTION

Rear Garden

Laid for ease of maintenance with borders containing mature bushes, shrubs and trees etc.

Description

This attractive detached bungalow is located in the ever sought after village of East Brent in a very popular cul-de-sac location and briefly comprises good size entrance porch, entrance hall, lounge/diner, kitchen, good size conservatory, two double bedrooms and upgraded shower room.

The property benefits from having a good size carport, garage, gas central heating, double glazed external windows and is offered in good decorative order throughout.

The property also benefits from an enclosed low maintenance garden to the rear.

Directions

From the M5 motorway interchange (junction 22) at Edithmead take the third exit onto the A38. Continue to the next roundabout signed posted Weston-super-Mare and Bristol. Take the first exit onto the A370 and proceed into the village of East Brent. Take the first right beside the War Memorial and bear left beside the Brent Knoll Inn into Strowlands. Proceed down Strowlands where Prospect Close will be found a little further along on the right hand side. Proceed into the cul-de-sac where the property will be found on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-C

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



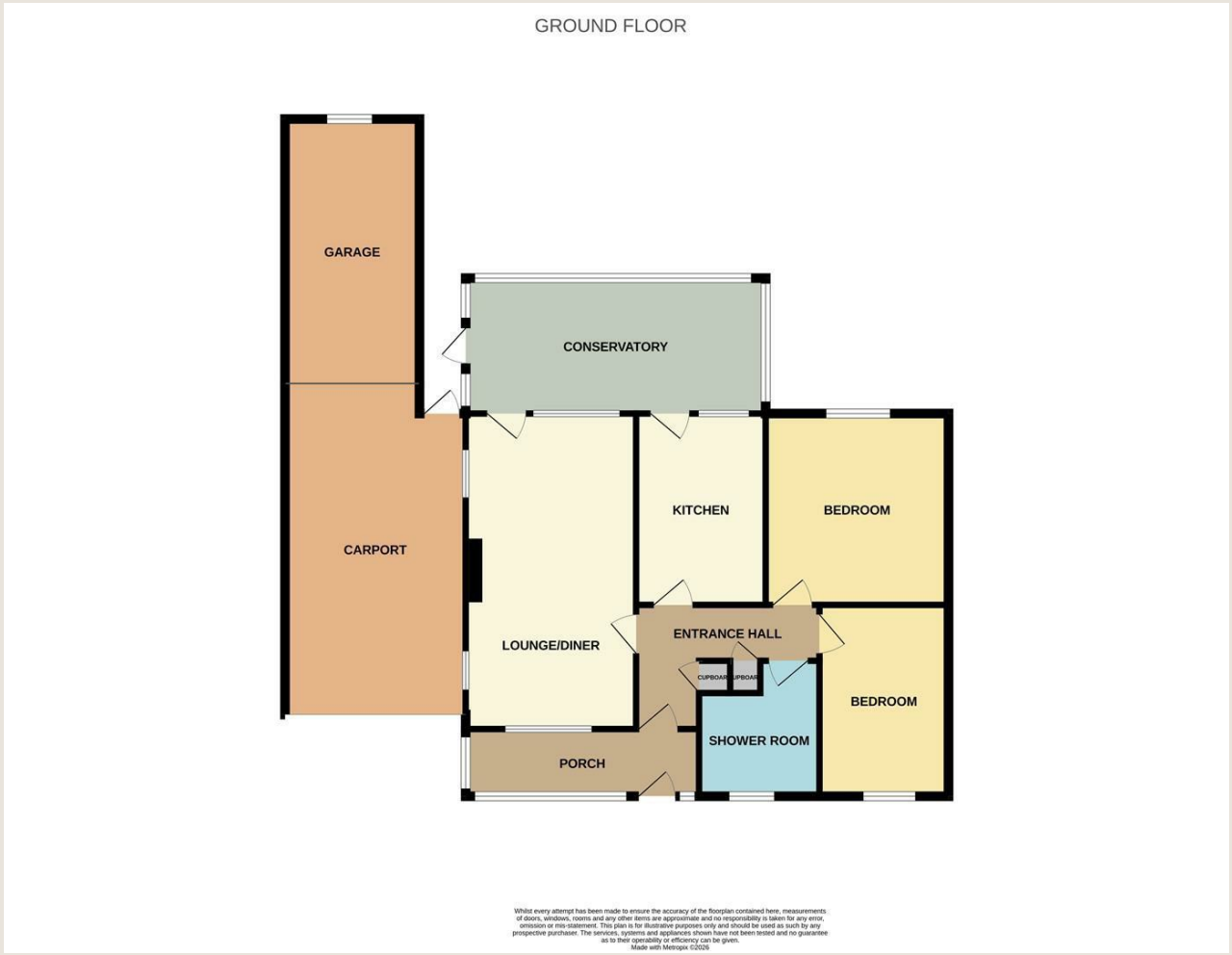


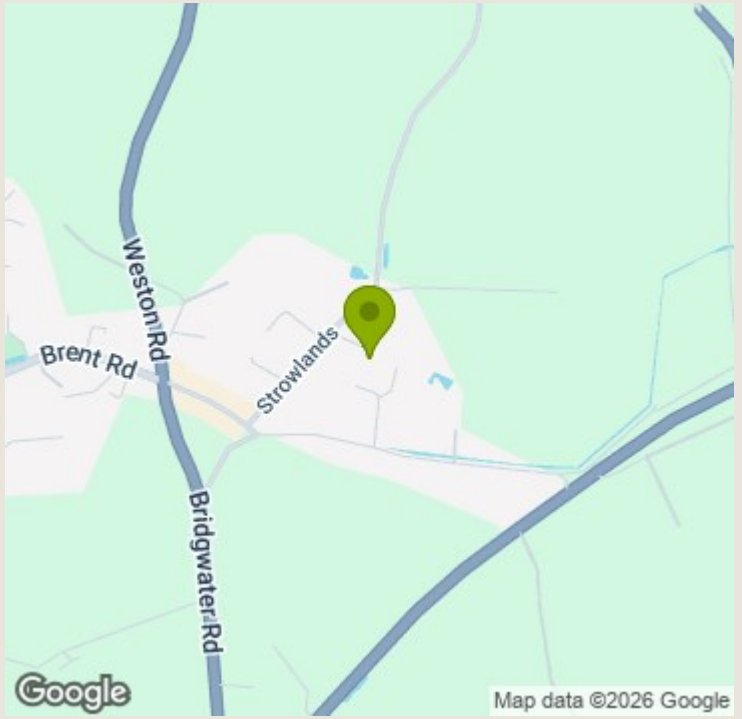





NO UNINVITED
SALES PEOPLE







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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The Property Ombudsman