



Linden Dutch Road

Mark, TA9 4QR

Price £525,000



PROPERTY DESCRIPTION

Situated in the highly sought after village of Mark is this extremely well presented, detached, three bedroom bungalow that benefits from having a low maintenance front garden that offers parking for numerous vehicles and a mature, private rear garden.

The property is in key turn condition and the kitchen/dining room is a particular feature of the property that makes an early viewing essential.

- *Entrance hall
- *Lounge
- *Kitchen/dining room
- *Utility room
- *Snug
- *Three bedrooms
- *Family bathroom
- *Cloakroom
- *Garage/store
- *Car port
- *Upvc double glazing
- *Oil heating
- *Burglar Alarm System
- * Off street parking for numerous vehicles

Local Authority

Somerset Council Council Tax Band: E

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		



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Accommodation (measurements are approximate)

Upvc double glazed entrance door with Upvc double glazed side panel to:

Entrance hall

Doorways to all rooms, loft access and storage cupboards

Lounge

16'11 x 12'5 (5.16m x 3.78m)

Generously sized lounge with electric feature fireplace, radiator and large Upvc double glazed window to front

Kitchen/dining area

14'8 x 8 (4.47m x 2.44m)

Fitted with a range of wall and base unites with granite worktop space over, electric oven, four ring hob with extractor fan over, stainless steel sink drainer unit, space and plumbing for automatic washing machine, integrated dishwasher, space for fridge freezer, airing cupboard, cupboard housing the boiler supplying domestic hot water and radiators.

Dining area with space for table and chairs, double doors leading to the lounge, single door leading to the utility room and Upvc double glazed French doors leading to the rear garden

Utility room

Fitted with a range of wall and base units with worktop space over, space for under counter fridge or freezer, space for tumble dryer, Upvc double glazed Velux window and Upvc double glazed door to the rear garden. Electric heater and opening to:

Snug

Upvc double glazed sliding doors to the front and electric heater

Bedroom 1

13'5" x 11'9" (4.1 x 3.6)

Generously sized room with fitted wardrobe, radiator and Upvc double glazed window to front

Bedroom 2

9'3" x 11'11" (2.84 x 3.64)

Generously sized room with radiator and Upvc double glazed window to rear

Bedroom 3

11'9" x 11'1" (3.6 x 3.4)

Double bedroom with radiator and Upvc double glazed window to front

Family bathroom

Three piece suite comprising of a panelled corner bath with shower over, close coupled w/c, hand wash basin, heated towel rail and Upvc double glazed obscured window to rear

Cloakroom

Comprising of a close coupled w/c, hand wash basin with tiled splashback and Upvc double glazed window to rear

Outside

To the front of the property is a large gravel driveway offering off street

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parking for numerous vehicles. There is a brick wall and shrubs/bushes to the front of the driveway area and fencing to the left and right. The property benefits from having a car port that offers parking for two vehicles, which is a particular benefit in the summer and winter months. There is a private patio area towards the back left side of the front garden area and access to the rear garden on both sides of the property.

The rear garden is laid principally to lawn with shrubs and bushes with an additional gravel area and concrete path surrounding the property. There is access to the garage which is used primarily for storage and behind the garage is the oil tank for the property.

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The property briefly comprises of an entrance hall, generous lounge, well presented kitchen/dining room, utility room, snug, three bedrooms, family bathroom, cloakroom, garage/store and car port.

Directions

From the M5 interchange roundabout at Edithmead proceed in a southerly

direction along the A38 towards Highbridge and take the first road to ones left. Proceed over the motorway bridge to the Watchfield/Mark junction and bear left into Mark. Proceed along The Causeway and Dutch Road will be found on the left a short distance along, turn left into Dutch Road where the property can be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Oil heating
- Mains sewerage
- 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



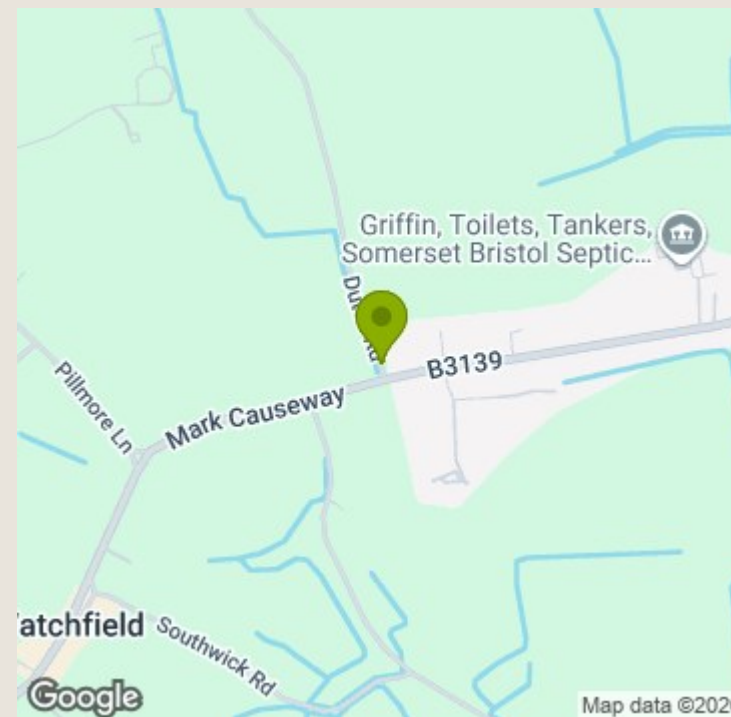




GROUND FLOOR



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

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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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