



Olive

ESTATE AGENTS



Bramley House Main Road, Westhay, Somerset BA6 9TW £475,000

*** EXTREMELY SPACIOUS, DETACHED FAMILY HOME *** GENEROUS WEST FACING REAR GARDEN WITH OUTDOOR SEATING AND EATING AREA *** DRIVEWAY PARKING FOR AT LEAST 4 CARS *** LARGE LIVING ROOM *** DINING ROOM *** KITCHEN *** UTILITY ROOM *** CLOAKROOM *** FOUR BEDROOMS *** MASTER EN-SUITE SHOWER ROOM *** FAMILY BATHROOM *** EPC TBC *** COUNCIL TAX E ***

Entrance Hall

Accessed via an oak wooden obscure glazed door, matching obscure glazed side panel, stairs leading to first floor landing with useful understairs storage cupboard, ceiling light, radiator, solid oak wooden flooring. Doors to the kitchen, living room and cloakroom.

Cloakroom

A front aspect room with obscure UPVC double glazed window, ceiling light feature with three rotating spotlights, solid oak wooden flooring, chrome heated towel rail, low level wc, one bowl ceramic sink with a chrome mixer tap.

Living Room

A good sized front aspect room with UPVC double glazed bay fronted windows, ceiling lights, wall lights, two radiators, glazed wooden door leading to the dining room.

Dining Room

A rear aspect room with sliding patio doors leading out to the rear terrace and garden, ceiling light, radiator, solid oak wooden flooring, door into the kitchen.

Kitchen

Another good sized rear aspect room with a large UPVC double glazed window overlooking the rear garden, ceiling spotlights, feature vertical radiator, slate tiled flooring, glazed wooden door into the Utility room. Kitchen fitted with a comprehensive range of base and eye level units with wooden square edge work surfaces, inset one and half bowl ceramic sink, space and gas point for large range cooker, stainless steel splashback and extractor hood over, space and plumbing for tall American style fridge freezer, space and plumbing for a dishwasher.

Utility Room

A rear and side aspect room with UPVC double glazed window, wooden double glazed door leading out to the side of the property, ceiling spotlights, slate tiled flooring, radiator, door into the garage. Fitted with a range of base and eye level units with wooden square edge work surfaces, inset ceramic Belfast sink, with a chrome mixer tap, floor standing oil fired boiler system, space and plumbing for washing machine and space for a further appliance.

First Floor Landing

A spacious landing area with a loft hatch giving access to the roof space, two ceiling lights, radiator, door to the airing cupboard, doors to bedrooms, one, two, three, four and family bathroom.

Master Bedroom

A rear aspect room with a lovely large UPVC double glazed window overlooking the rear garden, and neighbouring gardens, farmland beyond. Ceiling lights, radiator, door to the En-Suite shower room.

En-Suite

A good sized fully tiled room with obscure UPVC double glazed window, ceiling lights, tiled flooring, chrome heated towel rail, low level wc, B—day with chrome mixer tap, wash hand basin, good size corner shower cubicle with wall mounted mains shower system over.

Bedroom Two

A good sized front aspect room with a large UPVC double glazed window, ceiling light, radiator.

Bedroom Three

A front aspect room with a UPVC double glazed window, ceiling light, radiator, with a useful over stairs storage cupboard.

Bedroom Four

A front aspect room with a UPVC double glazed window, ceiling light, radiator, currently being used as an office, over stairs storage cupboard.

Family Bathroom

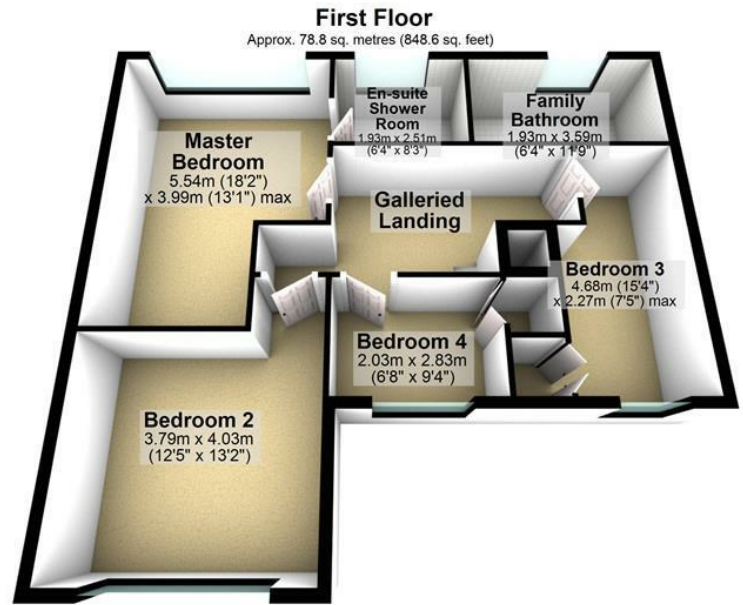
A good sized fully tiled rear aspect room with obscure UPVC double glazed window, ceiling spotlights, tiled flooring, chrome heated towel rail, low level WC, wall hung wash hand basin, large tiled enclosed bath with chrome mixer tap, glazed shower screen, mains shower system over.

Front

Gated access onto the block paved driveway which provides parking for at least four cars, part of the drive leads up to the garage which has an up and over door, power and lighting, with a hedge to one side and flower and shrub bed to the front.

Rear

Access the rear via either side of the property, a lovely patio/paved terrace and walkway, shingle stone area to one side, in turn this leads to steps onto the main garden, mainly laid to lawn with flower and shrub borders, beautiful pergola area, lovely feature central pond. To the rear is a timber built summer house.



Total area: approx. 159.1 sq. metres (1712.4 sq. feet)

| 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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |