



Voila Station Road

Brent Knoll, TA9 4BH

Price £360,000



PROPERTY DESCRIPTION

An extended older style four bedroom semi detached house situated in a highly sought after village location.

Entrance porch* entrance hall* lounge* kitchen/dining room* utility room* conservatory/lean to with cloakroom off* four first floor bedrooms* family bathroom* double glazed windows* gas central heating* large garage/workshop* gated secure off street parking for numerous vehicles* rare opportunity. Must be seen.

Local Authority

Sedgemoor Council Tax Band: C

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	80
(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)

Double glazed door to the:

Entrance Porch

5'9" x 3'4" (1.76 x 1.03)

Single glazed windows to either side, part obscure glazed door to the:

Entrance Hall

Stairs rising to the first floor. Double glazed window to the side.

Lounge

24'0" maximum into upvc double glazed bay window x (7.33 maximum into upvc double glazed bay window x)

Feature fire surround, electric fire, wall light points, television point.

Kitchen/Dining Room

Kitchen Area

21'0" x 6'5" (6.42 x 1.97)

Fitted with a range of wall and floor units with drainer sink unit, plumbing for automatic washing machine and dishwasher, integrated double oven, gas hob, two double glazed windows to the side and opening to the:

Dining Area

12'5" x 9'6" (3.80 x 2.92)

Door to the:

Utility Area

10'1" x 5'8" (3.09 x 1.73)

Work surface with space for fridge and freezer, tumble dryer etc. Sliding door to the:

Cloakroom

Low level w.c., pedestal wash hand basin, double glazed obscured window to the side. Door to the:

Conservatory/Lean to

13'10" x 10'0" (4.24 x 3.05)

Double glazed sliding patio doors to the rear and double glazed door to the side driveway. Integral door to the garage/workshop. Storage cupboard.

First Floor Landing

Double glazed window to the side. Airing cupboard and access to roof space.

Bedroom 1

12'1" into double glazed bay window x 10'11" (3.7 into double glazed bay window x 3.34)

Bedroom 2

10'11" x 10'9" (3.35 x 3.29)

Built in wardrobes and vanity unit with wash hand basin. Double glazed window to rear.

PROPERTY DESCRIPTION

Bedroom 3

10'4" maximum into wardrobes x 7'1" plus door rece (3.17 maximum into wardrobes x 2.16 plus door reces)

Vanity wash hand basin and double glazed window to the rear.

Bedroom 4

8'2" x 6'6" (2.50 x 2.00)

Upvc double glazed window and built in wardrobe.

Bathroom

10'5" x 3'8" extending to 5'1" (3.18m x 1.14m extending to 1.55m)

Panelled bath, separate shower cubicle, w.c., vanity wash hand basin and obscure double glazed window to the side.

Outside

To the front of the property is a boundary fence with five bar gate and give bar pedestrian gate opening to the driveway offering off street parking for numerous vehicles with turning circle.

The front garden is laid principally to lawn.

Rear Garden

Enclosed garden area with decorative stone with opening to further area of garden laid to lawn.

The garden enjoys a good degree of privacy.

Description

The property is an attractive, extended, semi detached house offering well proportioned living accommodation that briefly comprises entrance porch, entrance hall, large lounge, kitchen/dining room with utility off, lean to with cloakroom off with four bedrooms and bathroom to the first floor.

The property benefits from gas central heating, double glazed windows, has gated secure off street parking for numerous vehicles and large garage/workshop with enclosed garden to the rear.

The village of Brent Knoll enjoys a very popular village pub, community shop, church, tennis club, play area and an active community hall.

Directions

Proceed out of Burnham-on-Sea and at the Edithmead roundabout take the first exit onto the A38 towards Weston-super-Mare. Proceed taking the first left into Brent Knoll. Proceed to the end of Brent Street taking a sharp left into Station Road. Proceed down Station Road and the property will be found on the right hand side.

Material Information

- Mains gas, electric and water at the property.
- 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:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

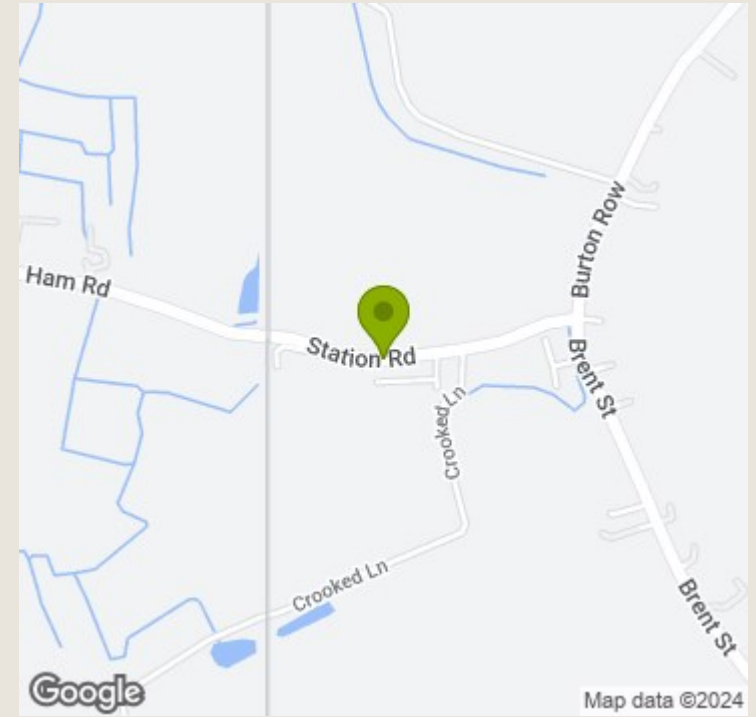








Total area: approx. 180.0 sq. metres (1937.7 sq. feet)



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.
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