



Squires Moon 78 Brent Street

Brent Knoll, TA9 4EQ

Price £375,000



PROPERTY DESCRIPTION

An extended three/four bedroom link detached bungalow set in a choice plot set well back from the road offering highly flexible living accommodation that must be seen to be fully appreciated and with the added benefit of being sold with No onward chain.

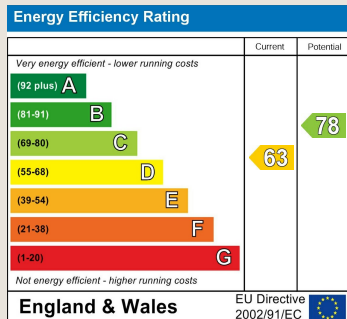
Large entrance porch* entrance hall* cloakroom/shower room* large living room* study area* dining room/bedroom 4* kitchen with utility off* three bedrooms* shower room* separate w.c.* upvc double glazed windows* gas central heating* garage* off street parking for numerous vehicles* good sized plot* sought after village location.

Local Authority

Somerset County Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed door to the:

Entrance Porch

7'10" x 7'3" (2.40 x 2.22)

Brick and upvc double glazed construction with wall heater. Further part glazed door to the:

Entrance Hall

Cloakroom/Shower Room

Corner shower cubicle, wash hand basin and close coupled w.c. Extractor fan, tiled walls.

Living Room

23'6" x 11'6" (7.17 x 3.52)

Feature fireplace, television point, upvc double glazed picture window to the front. Door to inner hallway and wide opening to the:

Study Area

8'3" x 7'0" (2.53 x 2.15)

Door to :

Dining Room/Bedroom 4

10'9" x 10'0" (3.30 x 3.05)

Upvc double glazed windows to the front and side.

From the lounge access is gained to the:

Inner Hallway

Giving access to the:

Kitchen

10'5" x 6'3" extending to 8'3" (3.18 x 1.93 extending to 2.53)

Fitted with a comprehensive range of wall and floor units to incorporate eye level double oven, gas hob, single sink drainer unit, obscure glazed door to the :

Utility Room/Side Porch

12'3" x 4'11" (3.74 x 1.51)

Wall and floor units, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, upvc double glazed doors to the front and rear.

Bedroom 1

10'6" x 9'5" (3.22 x 2.88)

Wall length built in wardrobes with hanging and shelving space, upvc double glazed window to the rear.

Bedroom 2

10'2" x 8'8" maximum (3.11 x 2.66 maximum)

Range of built in bedroom furniture and upvc double glazed window to the rear.

Bedroom 3

8'3" x 7'6" (2.53 x 2.30)

Upvc double glazed window to the rear.

Shower Room

5'2" x 4'9" (1.59 x 1.45)

Large shower enclosure with screen, pedestal wash hand basin and upvc double glazed obscured window to the side.

Separate WC

Close coupled w.c. Upvc double glazed obscured window to the side.

PROPERTY DESCRIPTION

Outside

To the front of the property is a boundary fence with a large front garden area laid to lawn with borders containing numerous mature shrubs and bushes.

To the left hand side is a long driveway offering off street parking for numerous vehicles which leads to the:

Garage

15'7" x 7'8" (4.75 x 2.34)

With up and over door, light and power. Part glazed door to the rear garden.

Rear Garden

To the rear of the property is the attractive enclosed garden enjoying a good degree of privacy with lawn area and borders containing numerous shrubs and bushes.

Garden shed.

The gardens are a particular feature of the property enjoying an aspect towards the lower slopes of the Knoll.

Workshop

14'6" x 7'6" (4.44 x 2.31)

With light and power.

Description

The property is located in a highly sought after Somerset village being within easy reach of the M5 motorway and the A38 giving access to Bristol Airport

and Bristol City centre. The village benefits from having a local school, community store and highly regarded local public house.

This attractive link detached bungalow has been extended over the years to offer well planned, highly flexible living accommodation with up to four bedrooms.

The property briefly comprises large entrance porch, entrance hall with cloakroom/shower room off, large living room with study area off, dining room/bedroom 4, kitchen with utility room/side porch off, three bedrooms, shower room and separate w.c. The property benefits from having a long driveway offering off street parking for numerous vehicles, garage and good sized mature garden to the front and enclosed garden to the rear which enjoys a good degree of privacy.

The property benefits from upvc double glazed windows, gas central heating. This property is in need of some updating but offers the opportunity to put their own mark on this attractive home.

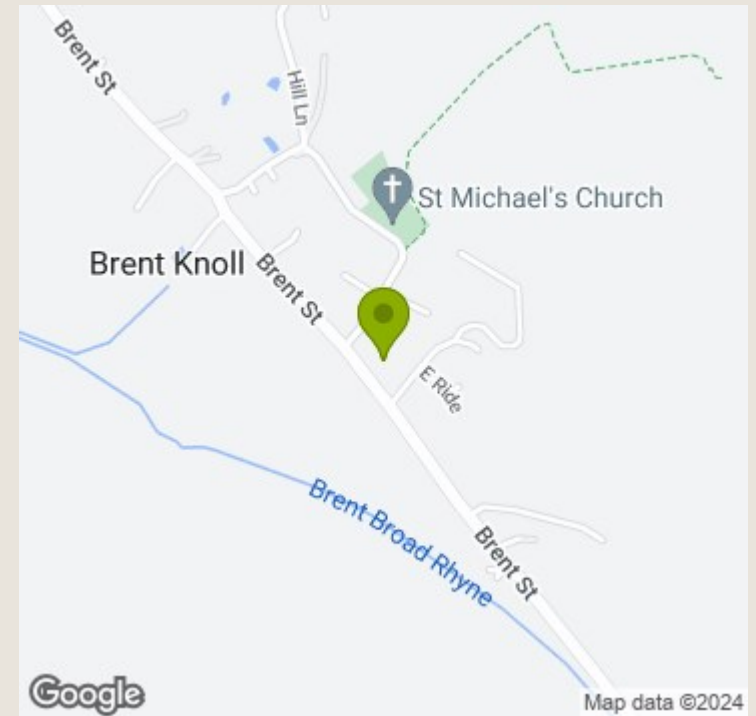
Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed out of town along Love Lane to the M5 junction 22 roundabout. Take a left turn signposted Bristol Airport and Weston-super-Mare and after approximately half a mile take a left turn into Brent Street. Continue through the village of Brent Knoll and the property will be found by the Primary School on the right hand side.









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

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

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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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