



Alpha The Causeway

Mark, TA9 4PZ

Price £562,500

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

Attractive four bedroom detached house offering well planned, beautifully appointed living accommodation situated on a good sized mature plot that backs onto agricultural land. Located in a highly sought after village location within the Cheddar Valley School catchment. Must be seen.

Entrance hall\* Living room\* Two study areas\* Kitchen/breakfast/dining room\* Side porch/Conservatory with utility room and cloakroom off\* 4 bedrooms\* Master en suite shower room\* Family bathroom\* Garage\* Workshop\* Gated off street parking for numerous vehicles\* Good size mature plot backing onto agricultural land\* Owned solar panels with storage batteries\* Electric car charging point\* Excellent condition\* Must be seen\*

## Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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## Accommodation (measurements are approximate)

Composite entrance door to:

### Entrance Hall:

18'3" x 4'7" (5.58m x 1.41m)

Stairs to first floor. UPVC double glazed window to front.

### Living Room

22'4" x 12'11" (6.83m x 3.96m)

Feature chimney recess with multi-fuel burner. Two UPVC double glazed windows to front. UPVC double glazed window to side.

### Study Area 1:

13'7" x 5'4" (4.16m x 1.63m)

UPVC double glazed window to rear. Interconnecting door to:

### Study Area 2:

8'6" x 5'4" (2.60m x 1.65m)

UPVC double glazed window to rear.

## Kitchen/Breakfast/Dining Room (L shaped)

### Kitchen/Breakfast Area:

15'3" plus door recess x 5'5" (4.66m plus door recess x 1.66m)

Fitted with a range of wall and floor units with single drainer sink. Plumbing for dishwasher. Oil boiler supplying hot water and radiators. Electric cooker point. Airing cupboard. Breakfast bar. UPVC double glazed window to rear. Double glazed door to side porch.

### Dining Room:

12'8" x 11'4" (3.87m x 3.46m)

Feature recessed multi-fuel burner. UPVC double glazed windows to front and side.

## Side Porch/Conservatory (L shaped)

16'2" narrowing to 5'7" x 9'4" narrowing to 3'8" (4.93 narrowing to 1.71m x 2.87m narrowing to 1.12m)

UPVC double glazed door to front. UPVC double glazed patio doors to rear. Tiled floor. Store cupboard. Door to utility room. Integral door to garage.

### Cloakroom:

Low level WC UPVC double glazed window to side.

### Utility room:

9'9" x 6'6" (2.98m x 1.99m)

Fitted with wall and floor units. Belfast sink. Plumbing for automatic washing machine. Space for fridge freezer.

### First Floor Landing:

Access to roof space.

### Bedroom

21'7" extending to 22'9" x 13'5" (6.58 extending to 6.94m x 4.11m)

Two UPVC windows to front. UPVC double glazed window to side.

### En suite shower room:

8'11" x 5'11" (2.72m x 1.82m)

Fitted with an attractive suite comprising large shower cubical. Wall hung vanity wash hand basin with cupboard below. Close coupled WC Stainless steel heated towel rail. UPVC double glazed obscured window to rear.

### Bedroom:

14'4" x 9'1" (4.38m x 2.78m)

Over-stairs storage cupboard. UPVC double glazed window to front.

### Bedroom:

10'7" x 10'6" (3.23m x 3.21m)

UPVC double glazed window to side with aspect over the gardens and fields beyond.

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## Bedroom:

12'8" x 5'8" (3.88m x 1.73m)

UPVC double glazed window to rear.

## Family Bathroom:

7'8" x 6'3" (2.35m x 1.91m)

Comprising panelled bath with shower over and screen. Vanity wash hand basin with cupboards below. Close coupled WC with concealed cistern. Heated towel rail. Tiled floor. Part tiled walls. UPVC double glazed obscured window to rear.

## Outside:

The property is side-on to the road and has a pedestrian access gate within a wall and hedge boundary. To the right hand side of the boundary wall there is a cattle grid gives access to a 5 bar gate which opens to a sweeping, block pavia driveway offering off street parking for numerous vehicles which in turn leads to a:

## Garage:

17'9" x 9'6" (5.43m x 2.9m)

With wooden opening doors. Light and power. Electric car charging point. Door to:

## Workshop:

9'4" x 7'4" (2.85m x 2.26m)

With light and power.

## Gardens:

To the front of the property and left hand side is a large area of lawn with borders containing shrubs and bushes. To the rear of the plot is a beautifully maintained garden with borders containing numerous mature shrubs, bushes and hedging. Attached to the rear of the property is a GARDEN ROOM 2.31m x 2.19m of block and UPVC double glazed construction. There is a large patio area that makes the most of the fabulous views over the agricultural land that is immediately to the rear of the property. Oil tank. Outside tap. Outside light.

## Description:

Mark is a sought after Somerset village with an active local community with two popular public houses in the centre of the village, thriving village hall, village stores and church. The village also has an excellent primary school which feeds to high Sexeys Middle School and Kings of Wessex in Cheddar.

This attractive 4 bedroom detached house offers well planned, beautifully appointed living accommodation and is situated on a good sized mature plot that backs onto agricultural land. Located in a highly sought after village location within the Cheddar Valley School catchment. The property offers an extremely high level of energy efficiency delivered by owned solar panels with storage batteries and electric car charging point.

An early application to view is strongly recommended by the Vendor's selling agents.

## Directions:

From the M5 motorway Junction 22 take the exit onto the A38 towards Bristol. Proceed for approximately one quarter of a mile and take a right turn beside the Fox and Goose Public House into Harp Road. Proceed to the end of Harp Road turning right at the crossroads onto The Causeway. Proceed down The Causeway and the property will be seen on the left hand side.

## Material Information

- Mains electric and water at the property. There is an oil tank and septic tank drainage 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:

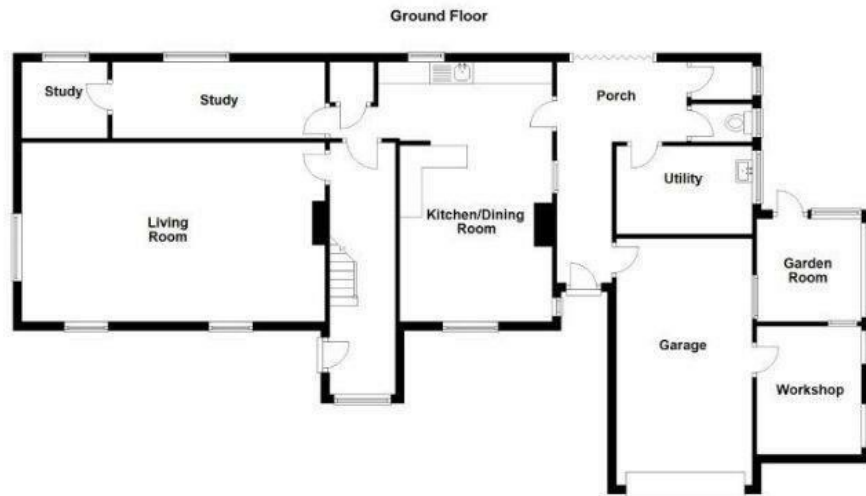
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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









Total area: approx. 196.0 sq. metres (2110.2 sq. feet)



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

**01278 793700**

[sales@berrymansproperties.net](mailto: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. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

