



23 Queensway Close

Mark, TA9 4PH

Price £385,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Substantially updated and improved three bedroom detached bungalow situated in a highly sought after cul-de-sac location close to the centre of the ever sought after Somerset village of Mark. Must be seen to be fully appreciated.

Reception porch* open plan kitchen/dining room/living space* three bedrooms* master en suite shower room* family bathroom with freestanding bath and shower cubicle* utility/store* Propane gas central heating* upvc double glazing* parking and gardens.

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		43	
(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)

Feature double glazed composite door to the:

Reception Porch

Feature vaulted ceiling with double glazed Velux window. Range of storage units with Quartz worktops, double glazed door to the rear garden and feature part double glazed door to the:

Open Plan Lounge/Dining/Kitchen

23'2" x 17'9" maximum (7.07 x 5.42 maximum)

Fitted with a high quality range of wall and floor units with Quartz worktops, central island with breakfast bar with storage and seating area. The main kitchen has an integrated fridge and freezer, dishwasher, eye level double oven, ceramic hob with extractor over, upvc double glazed bow window to the front and further upvc double glazed window to the front. Upvc double glazed tilt and turn door to the front.

Rear Hallway

Master Bedroom

12'11" x 9'8" (3.94 x 2.95)

Upvc double glazed window to the rear and built in wardrobes. Door to the:

En Suite Shower Room

7'3" x 4'2" (2.21 x 1.28)

Fitted with a quality suite comprising large shower cubicle with rain head and hand held shower, close coupled w.c., hall mounted vanity wash hand basin with cupboards below, extractor fan.

Bedroom 2 / Sitting Room

Upvc double glazed bi-fold doors opening to the rear garden.

Bedroom 3

8'11" x 8'0" (2.72 x 2.44)

Upvc double glazed window to the rear.

Family Bathroom

8'9" x 6'7" (2.67 x 2.03)

Feature floor standing double ended bath with freestanding chrome taps and hand held shower attachment, separate tiled shower cubicle with rain head and hand held shower, close coupled w.c., pedestal wash hand basin and upvc double glazed obscured window to the side. Extractor fan.

Outside

To the front of the property is a good sized open plan garden laid to lawn.

Long driveway offers off street parking for three vehicles.

Gateway to the side of the property leads to the rear garden and access to the:

Store/Utility (former garage)

11'2" x 7'6" (3.42 x 2.30)

With up and over door. Plumbing for automatic washing machine, space for tumble dryer, wall mounted Ideal Propane gas boiler supplying domestic hot water and radiators. Light and power.

PROPERTY DESCRIPTION

Rear Garden

Enclosed and enjoying a good degree of privacy with good sized patio area, lawn and good sized garden shed.

Description

This attractive detached bungalow has been substantially upgraded and remodelled to offer well planned, beautifully appointed living accommodation that must be seen to be fully appreciated.

The property briefly comprises good sized reception hall with beautifully appointed open plan lounge/dining room/kitchen, there are three bedrooms with the master having an en suite shower room and the second bedroom having bi-fold doors opening to the rear garden enabling the room to be used as a sitting room if required and a family bathroom with both a bath and a shower. The property has the benefit of a utility/store room, gas Propane central heating, upvc double glazed windows, parking for three vehicles and attractive enclosed garden to the rear which enjoys a good degree of privacy.

Directions

From the M5 motorway junction 22 at Edithmead take the third exit onto the A38 signposted Bristol Airport. At the junction beside the Fox and Goose Public House turn right into Harp Road. Continue along Harp Road to the T junction with Mark Causeway. Turn left and proceed through the village passing the White Horse Public House on the left hand side. Proceed along taking a left by the village post office/store into the

Kingsway turning next right into Queensway Close. Proceed down

Queensway Close and the property will be found in a prime plot directly in front of you.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Propane gas central heating
- 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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