



Kimberly The Causeway

Mark, TA9 4QT

Price £497,500

 **BERRYMAN'S**

PROPERTY DESCRIPTION

An individual detached chalet style bungalow offering up to five bedrooms (two first floor) situated in the highly sought after village of Mark situated within the Cheddar Valley school catchment backing onto agricultural land.

Entrance porch* entrance hall* lounge* kitchen/dining room* garden room/sitting room* three ground floor bedrooms* wet room* two first floor bedrooms* bathroom* upvc double glazed windows* oil central heating* good sized garage/workshop* gated off street parking for numerous vehicles* enclosed garden to the rear backing onto agricultural land with an aspect towards Brent Knoll.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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)

Upvc double glazed door to the:

Entrance Porch

6'9" x 5'8" maximum (2.08 x 1.74 maximum)

With upvc double glazed window to the side. Further double glazed door to the:

Entrance Hall

Stairs rising to the first floor, understair storage cupboard.

Lounge

13'11" x 12'0" (4.25 x 3.66)

With recessed wood burner, television point and upvc double glazed window to the front.

Kitchen/Dining Room

21'2" x 10'2" maximum (6.46 x 3.10 maximum)

Fitted with an extensive range of wall and floor units to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing machine and dishwasher, integrated electric oven and hob and extractor fan, breakfast bar, upvc double glazed window to the rear and two glazed doors with matching side panels opening to the:

Garden Room/Sitting Room

16'9" x 9'8" (5.12 x 2.96)

With year round roof with two double glazed Velux roof windows, two upvc double glazed French doors opening to the rear garden.

Ground Floor Bedroom 1

11'1" x 10'7" (3.38 x 3.24)

Built in storage cupboard and upvc double glazed window to the front.

Ground Floor Bedroom 2

11'7" x 7'11" (3.55 x 2.43)

Upvc double glazed window to the rear.

Study/Bedroom 5

7'9" x 7'1" (2.37 x 2.17)

Upvc double glazed window to the front.

Shower/Wet Room

8'0" x 7'5" (2.45 x 2.28)

Tiled floor with shower enclosure, close coupled w.c., pedestal wash hand basin and heated towel rail. Upvc double glazed obscured window to the rear.

First Floor Landing

Upvc double glazed window to the front.

First Floor Bedroom 3

16'1" x 11'7" (4.91 x 3.55)

With upvc double glazed window to the rear with rural aspect and double glazed roof light to the front. Access to eaves storage.

First Floor Bedroom 4

16'0" x 10'9" (4.88 x 3.28)

Upvc double glazed window to the rear with rural aspect and double glazed roof light to the front. Access to eaves storage.

Bathroom

5'8" x 5'8" (1.75 x 1.73)

Comprising panelled bath with mixer tap/shower over and screen, close coupled w.c., pedestal wash hand basin, heated towel rail and upvc double glazed obscured window to the rear.

Outside

To the front of the property is a boundary wall with five bar gates opening to the block pavier driveway offering off street parking for numerous vehicles.

To the left hand side of the property is the:

PROPERTY DESCRIPTION

Good Sized Garage/Workshop

22'5" x 9'3" (6.84 x 2.83)

With up and over door, light and power. Upvc double glazed window to the side and upvc glazed door to the garden.

Rear Garden

Enclosed with patio area with pergola, lawn area, borders containing shrubs and bushes.

To the right hand side of the property is the external oil boiler supplying domestic hot water and radiators. Oil tank.

Outside light and outside tap.

Description

Mark is a sought after Somerset village with an active local community with two popular public houses in the centre of the village with a thriving village hall, church and post office. The village also has a primary school which feeds to the Hugh Sexeyes middle school and Kings of Wessex Academy in Cheddar.

This attractive detached property has been extended, upgraded and improved over the years to offer well planned, well appointed living accommodation and briefly comprises entrance porch, entrance hall, lounge with wood burner, good sized kitchen/dining room with stunning garden room/sitting room off to the rear. There are two ground floor double bedrooms and a third ground floor bedroom/study and wet room. To the first floor there is a landing, two good sized double bedrooms and a bathroom.

The property benefits from having upvc double glazed windows, oil central heating, good sized garage/workshop and gated off street parking for numerous vehicles. There is a good sized garden to the front and to the rear with the rear garden backing onto agricultural land enjoying a view towards Brent Knoll.

An early application to view is strongly recommended by the vendors selling agents.

Directions

From the M5 junction 22 roundabout take the exit onto the A38 towards Bristol. Proceed for approximately one quarter of a mile taking a right beside the Fox and Goose public house into Harp Road. Proceed to the end of Harp Road turning right at the T junction onto The Causeway. Proceed down The Causeway passing the school on the right hand side and the property will be found a little further along on the right.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Oil 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









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

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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.
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

