



1 Ivy Cottage Brent Road

Highbridge, TA9 4JD

Price £249,950



# PROPERTY DESCRIPTION

An attractive two bedroom semi detached cottage situated in a highly sought after village location. Must be seen to be fully appreciated.

Lounge/diner, well appointed kitchen\* first floor landing\* two bedrooms\* shower room\* upvc double glazed windows|\* off street parking\* gas central heating.

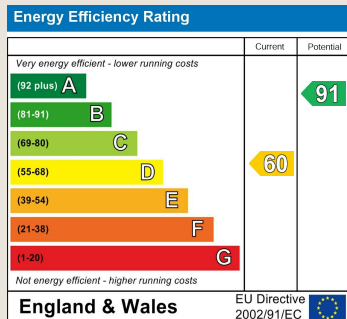


## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: D



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## Accommodation (Measurements are approximate)

Upvc double glazed door to the:

### Lounge/Diner

25'7" maximum x 10'9" (7.81 maximum x 3.28)

Upvc double glazed windows to the front, tiled floor, television point. Stairs rising to the first floor.

### Kitchen

10'9" x 5'10" (3.28 x 1.78)

Fitted with an attractive range of wall and floor units to incorporate integrated electric oven, hob and extractor fan. Single sink drainer unit, space for fridge, upvc double glazed window to the front.

### Bedroom 1

11'3" x 9'11" (3.43 x 3.03)

Upvc double glazed window to the front.

### Bedroom 2

8'0" x 7'4" (2.44 x 2.24)

Access to roof space. Upvc double glazed window to the front.

### First Floor Landing

### Shower Room

8'0" x 4'3" extending to 7'3" (2.44 x 1.31 extending to 2.22)

Large shower cubicle, pedestal wash hand basin, close coupled w.c., storage cupboard and upvc double glazed obscured window to the front.

## Outside

To the front of the property is an area of off street parking for one vehicle.

## Agents Note

The property does not have any gardens.

## Description

This attractive semi detached cottage is situated in a highly sought after Somerset village and is located within the Cheddar Valley school catchment.

The popular village of East Brent offers a range of amenities including doctors surgery, village hall, church, Knoll Inn public house and East Brent First School. There is footpath access from nearby St Mary's Church to rural walks over Brent Knoll and playing fields/playground opposite the cottage.

The M5 motorway interchange (junction 22) at Edithmead is just over two miles away giving access to Bristol, Taunton, Exeter etc.

The property briefly comprises good sized lounge/diner, well appointed kitchen, first floor landing, two bedrooms and shower room. The property benefits from having gas central heating, upvc double glazing, off street parking for one vehicle.

## Directions

From the M5 motorway junction 22 roundabout proceed north signposted

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Weston-super-Mare. Continue along the A38 and at the next roundabout take a left fork signposted Weston-super-Mare. At the traffic lights turn left into Brent Road passing the village green on the right hand side taking a sharp right and the property will be found on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)









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

