

Brambles Strowlands

East Brent, TA9 4JH

Price £400,000

BERRYMAN'S

PROPERTY DESCRIPTION

An extended three bedroom detached bungalow with an attractive sunny aspect garden to the rear situated in a highly sought after village location.

Must be seen to be fully appreciated.

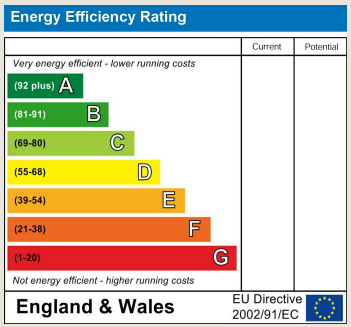
Entrance porch* entrance hall* extended living room with feature wood burner* dining room* kitchen/breakfast room* utility room* cloakroom* three bedrooms* wet room* garage/workshop* off street parking for numerous vehicles* attractive sunny aspect gardens to the rear enjoying a high degree of privacy.

Local Authority

Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating:













PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Two upvc double glazed doors opening to the:

Entrance Porch

Further obscure glazed door with matching side panel to the:

Entrance Hall

Loft access via ladder.

Lounge

24'3" x 10'11" (7.41 x 3.34)

Part vaulted ceiling, feature tiled wall with freestanding wood burner having a slate hearth and recessed LED downlighters.

Dining Room

10'1" x 9'3" (3.08 x 2.83)

Velux window, bi-fold doors opening to the rear garden. Recessed LED lights.

Kitchen/Breakfast Room

13'6" x 11'7" (4.12 x 3.54)

Fitted with an attractive range of wall and floor units with unit underlighters, inset one and a half bowl drainer sink unit with wood block worktops. Range cooker with extractor hood over, space for fridge/freezer, integrated dishwasher, tiled floor and upvc double glazed window to the side.

Utility Room

8'2" maximum x 7'10" maximum (2.51 maximum x 2.40 maximum)

L shaped with floor unit, single sink drainer unit, linen cupboard, extractor fan, plumbing for automatic washing machine, space for tumble dryer.

Cloakroom

Close coupled w.c., tiled floor and upvc double glazed obscured window to the side.

Bedroom 1

13'5" x 10'9" (4.11 x 3.30)

Double and triple wardrobes and upvc double glazed window to the front.

Bedroom 2

9'6" x 8'11" (2.92 x 2.73)

Built in double wardrobe and upvc double glazed window to the front.

Bedroom 3

8'1" x 7'2" (2.47 x 2.20)

Upvc double glazed window to the side.

Wet Room

9'2" x 5'11" (2.81 x 1.82)

Large shower area with screen and seat, close coupled w.c,. pedestal wash hand basin, heated towel rail, upvc double glazed obscured window to the side.

Outside

To the front of the property is a low boundary wall open to a large tarmac driveway with electric car charging point offering off street parking for numerous vehicles leading to the garage/workshop.

The front garden is mainly laid to lawn with bushes and shrubs.

Garage

16'8 x 8'3 (5.08m x 2.51m)

With light and power. Gas fired boiler supplying domestic hot water and radiators.

Workshop Area

9'6 x 7'5 (2.90m x 2.26m)

Power and door opening to the rear garden.

Side gate gives access to the:

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Rear Garden

The rear garden is a particular feature of the property with a raised decking area, good size lawn with borders containing numerous shrubs and bushes.

Outside tap.

Description

This attractive detached bungalow has been extended, upgraded and improved to offer well planned, well appointed living accommodation that simply must be seen to be fully appreciated.

The property briefly comprises entrance porch, entrance hall, extended lounge with part vaulted ceiling and feature wood burner, there is a dining room with bi-fold doors opening to the rear garden and beautifully appointed kitchen/breakfast room, utility room with cloakroom, three bedrooms and a wet room.

The property benefits from having gas central heating, upvc double glazed windows, a garage/workshop, off street parking for numerous vehicles and an attractive sunny aspect garden to the rear which is a particular feature of the property making a full inspection essential.

Directions

From the M5 motorway interchange at Edithmead take the third exit onto the A38. Continue to the next roundabout signposted Weston-super-Mare and Bristol. Take the first exit onto the A370 and proceed into the village of East Brent taking a right turn by the wall memorial onto Old Bristol Road. Bear left beside the Brent Knoll Inn into Strowlands. Proceed down Strowlands and the property will be found just beyond The Mead on the left hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-E

EPC-Ordered

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- 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



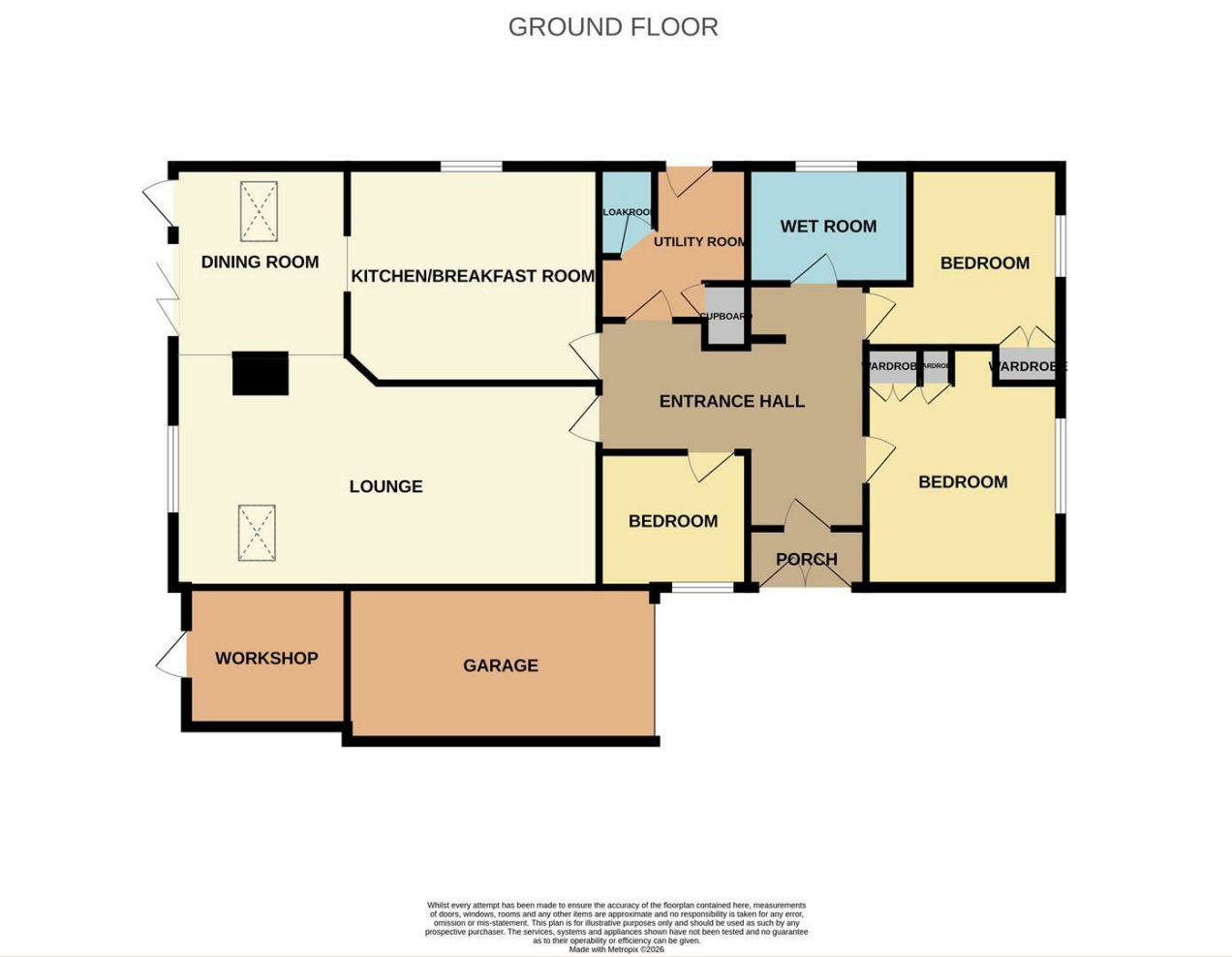


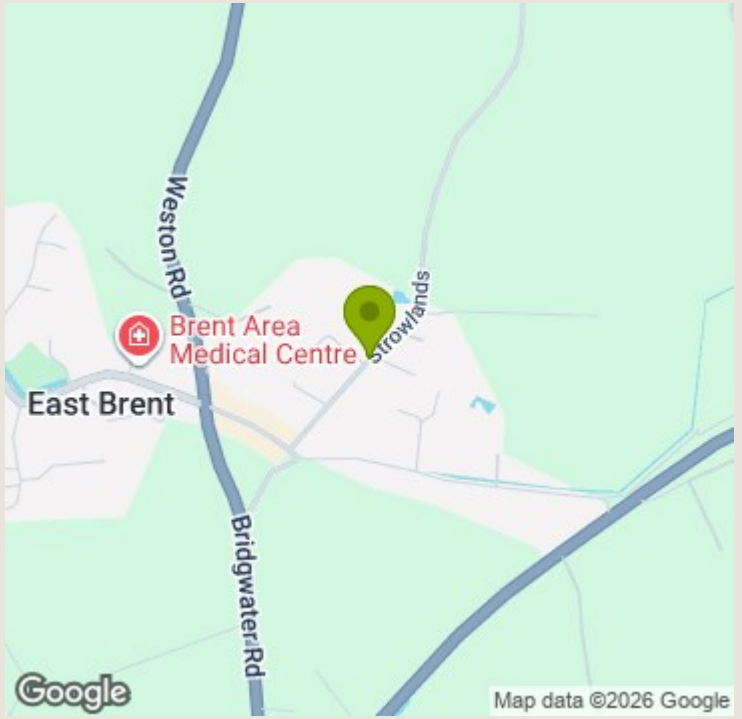












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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.

3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
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