

Brinsea Batch, Congresbury, Bristol, Somerset. BS49 5JP

£400,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....This beautiful home has been converted to a high standard and is set back from the road, with open fields to the front. The property has undergone extensive upgrades and offers light and bright accommodation that comprises hallway with two cupboards and a utility cupboard, cloakroom, lovely lounge with dual aspect and double doors onto the garden, good size kitchen/diner with brand new units and appliances and double doors on to the garden, 3 double bedrooms (2 have countryside views via Juliet balconies), en-suite shower room, family bathroom with bath and separate shower cubicle, plus gas central heating (LPG GAS), double glazing, off street parking and an enclosed garden.

"Fernley House" is set back from the road and offers someone an opportunity to buy a unique home close to Mendip Spring Golf Club, and House Fox estate agents recommend you book a viewing today

FEATURES

- Superb semi-detached house
- Countryside location
- 3 bedrooms
- 18ft lounge with double doors on to the garden
- Views over countryside
- Luxury kitchen/diner
- No onward chain
- EPC-D



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Stairs to the first floor, radiator, two cupboards, utility cupboard with plumbing for washing machine, double doors to the lounge, doors to the kitchen and cloakroom

Lounge:

18' 5" x 13' 0" (5.61m x 3.96m) Double glazed window to the side, radiator, double doors on to the garden

Kitchen/Diner:

18' 5" x 16' 2" (5.61m x 4.93m) A Caple supplied kitchen.....Single drainer sink unit, a range of modern floor and wall units, integrated fridge, freezer and dishwasher, central island, cupboard housing the boiler, radiator, double doors to the garden

First floor landing:

Cupboard, spotlights, radiator.

Bedroom 1:

14' 1" x 14' 0" (4.29m x 4.27m) Juliet balcony with double doors giving countryside views. Radiator, door to en-suite

En-suite shower room:

Shower cubicle, wash hand basin, low level WC, heated towel rail

Bedroom 2:

14' 5" x 11' 10" (4.39m x 3.61m) Juliet balcony with double doors giving countryside views. Radiator.

Bedroom 3:

13' 9" x 11' 1" (4.19m x 3.38m) Double glazed window, radiator

Bathroom:

Bath, shower cubicle, wash hand basin, low level WC, velux window, heated towel rail

Parking:

2 spaces to the side of the house

Garden:

An enclosed garden mainly which is mainly laid to lawn, patio area, fully enclosed by fencing, side gate access

NOTE;

The drainage system is a collective treatment plant



FLOORPLAN & EPC

