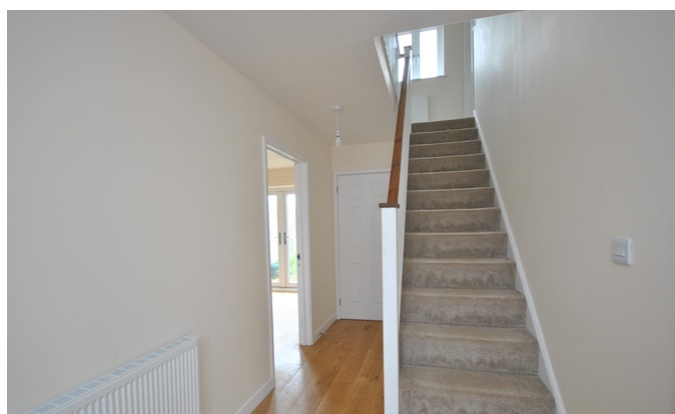


Old Bristol Road

East Brent, TA9 4HU

COOPER
AND
TANNER



£330,000 Freehold

Offered to the market with no onward chain is this bright and airy three bedroom property. The property benefits from three bedrooms, off street parking and ample living space.

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TA9 4HU

 3  2  2 EPC B

£330,000 Freehold

DESCRIPTION

Offered to the market with no onward chain is this bright and airy three bedroom property. The property benefits from three bedrooms, off street parking and ample living space. Entering the property from the front you are welcomed into a hallway which provides access to all ground floor room and to the first floor. The open plan kitchen/dining room is a perfect space to entertain in with doors opening to the rear garden. The kitchen is fitted with a selection of wall and base units and benefits from integral and space for appliances. There is a handy cloakroom which is fitted with a pedestal sink and WC and a dual aspect living room which benefits from doors opening to the garden at the rear and a bay window at the front.

The first floor houses the three bedrooms. The master bedroom is a rear aspect bedroom with two built in storage cupboards and its own en suite facilities. There are two further bedrooms with one at the rear and one at the front. The first floor is completed with a family bathroom which is fitted with a panelled bath, WC and basin.

OUTSIDE

The front of the property is accessed from a path that leads to the front door with walling. There is a gravel driveway the side that provides off street parking for a

couple of vehicles. There is a side gate that leads into the rear garden which is fully enclosed and is mostly laid to lawn with a patio area.

LOCATION

East Brent is a popular village located between the Somerset towns of Weston-Super-Mare and Burnham-on-Sea. The village offers a church, school and public house. There is access to the M5 interchange junction 22 at Edithmead providing easy travelling to Bristol, London, The North and The South. There is a railway station in both Weston-super-Mare and Highbridge. Bristol International Airport at Lulsgate.

SERVICES

Believed all mains services

TENURE

Freehold

COUNCIL TAX BAND

Band D

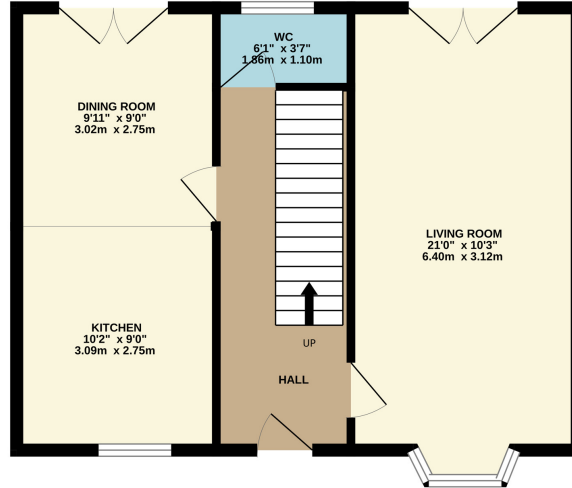
VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

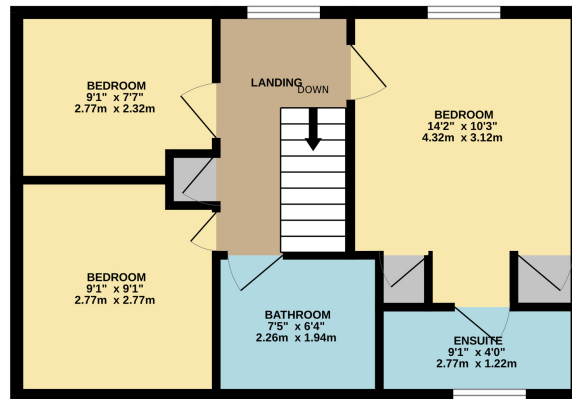




GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

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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