

Material Information	
Control Tax Band & Change for Current Year	Band C - £2,105.65
ERP Rating & Change for Current Year	069 - 27 April 2023
Standing Safety	No issues noted
Material Impact	Obvious Material Coverage Change
Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone, G3, T-Mobile, Virgin Mobile)	
@ Open Mobile Coverage Checker provides indoor predictions for mobile and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone)	
Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data	
@ Maps show open coverage (red) - signal strength (blue-green)	
Shows road locations and coverage data for mobile providers across the UK	
@ Data from mobile providers	
Coverage Type	Standard Coverage
Planning Permission	No Applications Currently Registered
N/A	Consented to Planning
Statement	The information provided above has been obtained directly from the website or their representatives. While every effort has been made to ensure its accuracy, we cannot guarantee its completeness or reliability and advise interested parties to carry out their own due diligence

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G		



Guide Price  
£395,000  
Freehold

Brent Street, Brent Knoll, Highbridge, Somerset TA9 4DU  
2 Bedroom Detached Bungalow



This completely modernised beautifully presented two-bedroom detached bungalow with new carpets and (LVT) vinyl flooring, offering well-proportioned accommodation and enjoys a lovely open outlook to the rear across adjoining fields. Accessed via a welcoming entrance hall, the property features a spacious lounge with French doors opening onto the rear garden, creating a wonderful connection between indoor and outdoor living.

The lounge flows seamlessly into a separate dining area, ideal for entertaining. The recently refitted kitchen is finished with quality units and appliances, including a Cooke & Lewis ceramic hob and oven, complemented by a useful utility room offering additional storage and workspace.

There are two good-sized bedrooms, both enjoying pleasant views, and a new fitted modern bathroom fitted with a white suite. Outside, the property boasts a large brick-paved driveway providing ample parking for multiple vehicles, with additional hardstanding space. The front garden is mainly laid to lawn, while side access leads to a generous rear garden, featuring a patio seating area and a large lawn, all backing onto attractive open countryside — perfect for enjoying peaceful surroundings.

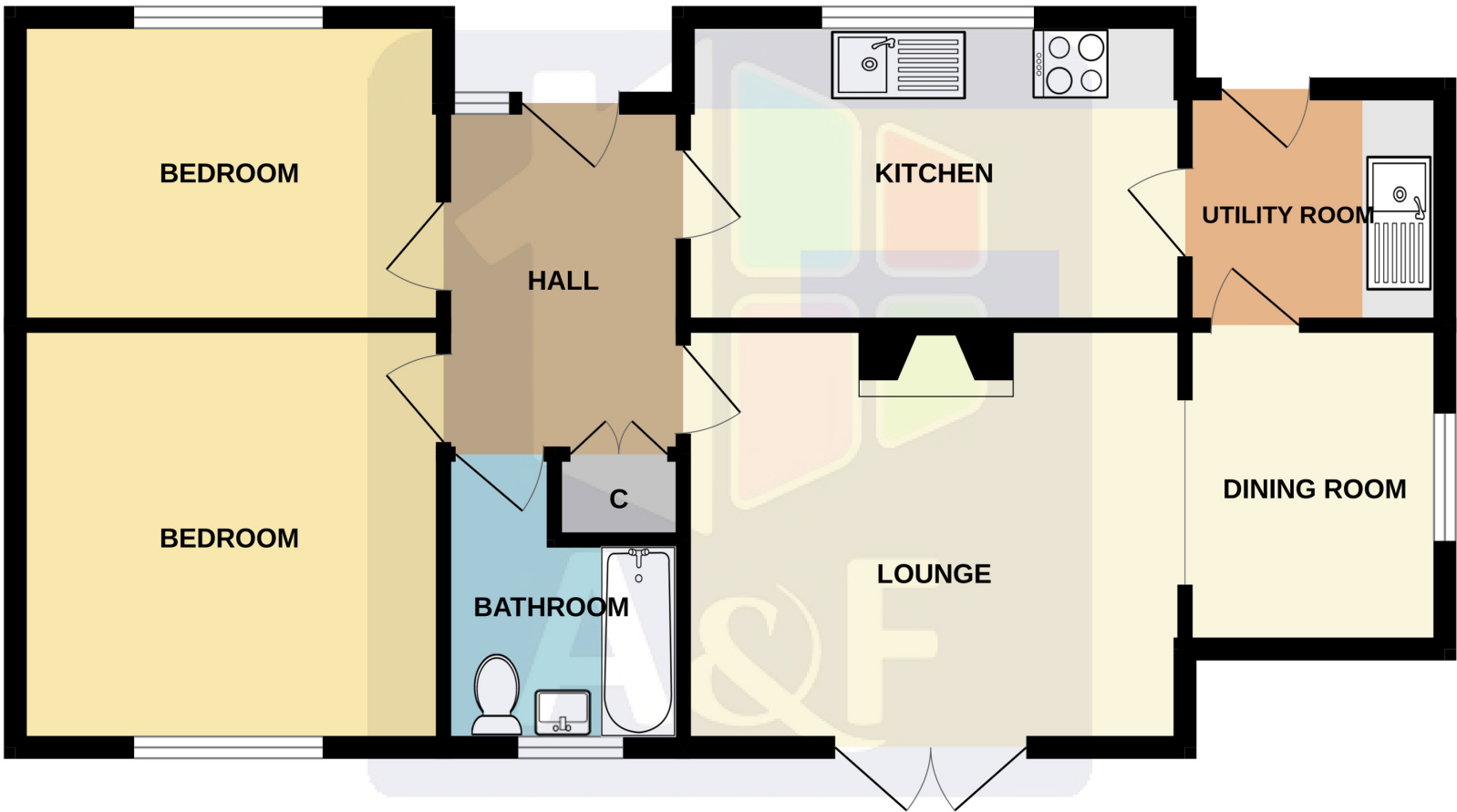
Further benefits include new UPVC double glazing, new gas central heating, and mains services connected. Offered for sale with freehold tenure, this superb bungalow is ideal for buyers seeking a well-maintained home in a semi-rural setting, yet within easy reach of local amenities and transport links. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

EPC: D60 (April 2023)      Council Tax band: C    £2,109.65 for 2025/26



- Recently refitted modern kitchen
- Separate utility room with sink
- Two good-sized double bedrooms
- Modern bathroom with shower over
- Large brick-paved driveway parking
- Generous rear garden with patio
- Lovely open countryside views
- Gas central heating throughout
- UPVC double glazed windows

GROUND FLOOR



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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Accommodation

Entrance Hall:

UPVC double glazed entrance door with double glazed side panel, radiator and double cupboard housing the new fitted boiler 'Worcester' gas-fired boiler.

Lounge: 3.94m x 3.34m (12' 11" x 10' 11")

Fireplace with a blackhoned granite. Radiator. Double glazed French doors to the Rear garden. Wide opening to:-

Dining Room: 2.53m x 2.05m (8' 4" x 6' 9")

Radiator and double glazed window.

Kitchen: 3.95m x 2.18m (13' 0" x 7' 2")

Recently re-fitted with quality kitchen furniture consisting of various base and drawer units, single drainer stainless steel sink unit with mixer tap. Fitted 'Cooke & Lewis' four-ring ceramic hob, cooker hood and oven. Radiator, double glazed window and six downlighter spotlights.

Utility Room: 2.04m x 1.82m (6' 8" x 6' 0")

Base unit, wall units, single drainer stainless steel sink unit with mixer tap. Radiator, two downlighter spotlights and UPVC double glazed door to the Garden.

Bedroom: 3.36m x 3.33m (11' 0" x 10' 11")

Radiator and double glazed window enjoying views over open fields.

Bedroom: 3.36m x 2.41m (11' 0" x 7' 11")

Radiator and double glazed window.

Bathroom:

New white suite comprising panelled bath with shower unit over and shower screen. Wash hand basin with cupboard under and love-level WC. Radiator and double glazed window.

Outside:

Large brick paved drive providing parking space for several vehicles and also giving access to additional concrete hardstanding. The front garden is laid to lawn.

Side pedestrian access to the Side and rear Garden which is laid to lawn with a paved patio area. The Side and Rear Gardens are of a very good size and enjoy very pleasing views over the open fields.

Brent Knoll: A Quintessential Somerset Village

Brent Knoll is a picturesque village nestled at the foot of its namesake hill, offering a blend of rural charm and modern convenience. Its elevated position provides stunning views over the Somerset Levels, making it a sought-after location for those seeking tranquillity without isolation.

Amenities:

The village boasts a strong community spirit, centred around the historic Brent Knoll Church and the local village hall, which hosts various events throughout the year. The Red Cow & Brent Knoll Inn are traditional country pubs, offers a warm welcome and hearty meals. For daily essentials, nearby towns like Burnham-on-Sea and Highbridge provide supermarkets, shops, and additional services.

Community:

Education

Families are well-served by Brent Knoll CofE Primary School, known for its nurturing environment and commitment to academic excellence. For secondary education, The King Alfred School in Highbridge offers a comprehensive curriculum and a range of extracurricular activities. Additionally, Sidcot School provides independent education options with convenient transport links from Brent Knoll.

Transport Links

Brent Knoll's location ensures excellent connectivity. The M5 motorway is just a short drive away, facilitating easy access to Bristol, Exeter, and beyond. Highbridge & Burnham railway station offers regular services to major cities, while Bristol Airport is within reasonable driving distance, catering to international travel needs.

Leisure and Recreation

Outdoor enthusiasts will appreciate the proximity to the Strawberry Line, a scenic walking and cycling route that meanders through the Somerset countryside . The nearby Mendip Hills and Cheddar Gorge provide further opportunities for hiking, climbing, and exploring nature.

Property Market

The property market in Brent Knoll features a mix of charming cottages, modern family homes, and larger country residences. The area's appeal lies in its blend of rural serenity and accessibility, making it an attractive option for a diverse range of buyers.

Services:

Mains Electricity, Gas, Water and Drainage are connected.

Tenure:

Freehold

Vacant Possession on Completion

