

# Old Bristol Road

East Brent, TA9 4HU

COOPER  
AND  
TANNER



**£360,000 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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## East Brent

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 3  2  2 EPC B

## £360,000 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 an entrance hall that provides access to all the ground floor rooms and to the first floor. There is a handy WC and storage cupboard accessed from the hallway. The Living room is a front aspect room with a bay window at the front and double doors, which open into the dining space. The large bright and airy living room/ kitchen is perfect for family entertaining. These rooms are filled with light by rear aspect double doors and a window and further benefit from two skylights. The kitchen is fitted with a selection of wall and base units and is fitted with a mixture of integral units and space for appliances. This ground floor space is the perfect area to entertain and enjoy all the light coming in.

The first floor houses the three bedrooms with two benefiting from built in wardrobes. There are two bedrooms which overlook the garden and a master at the front which benefits from its own en suite facilities. The first floor is completed with a bathroom which is fitted with panelled bath, basin and WC.

### 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.

### TENURE

Freehold

### SERVICES

Believed all mains services

### COUNCIL TAX BAND

D

### VIEWINGS

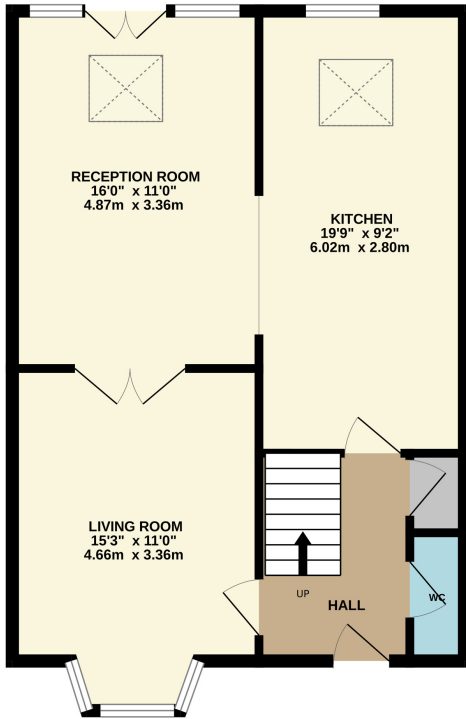
Strictly by appointment only - Please call Cooper and Tanner



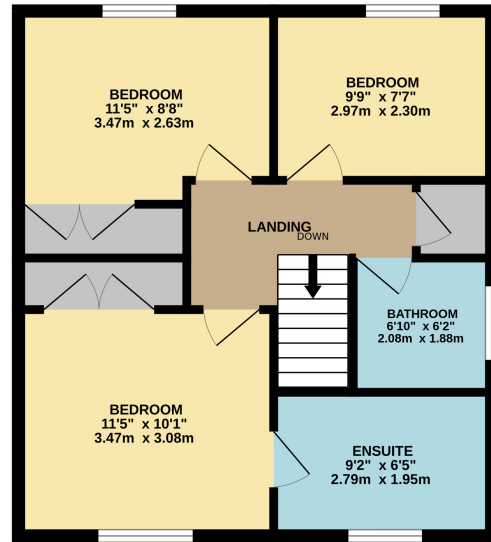




GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.5 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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## CHEDDAR OFFICE

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