

Guide Price
£480,000
Freehold





Features

- Detached house of character
- Four spacious bedrooms
- Master bedroom with en-suite Shower Room
- Modern bathrooms with quality fixtures
- Large, light-filled open-plan reception
- Feature fireplace in Lounge
- Picturesque gardens to Front & Rear
- Double garage and additional driveway parking
- Quiet, rural Village location

Summary of Property

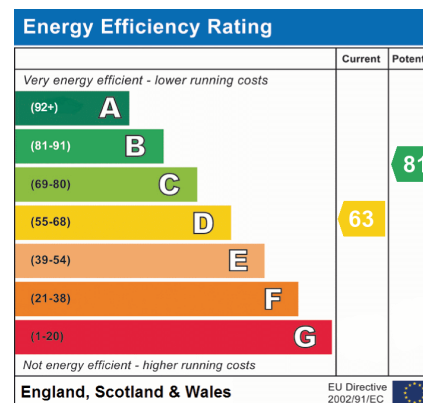
Situated in a highly regarded modern development in East Brent is this immaculately presented detached family home, which enjoys attractive rural views to the rear elevation, and must be seen to fully appreciated.

The accommodation briefly comprises on the ground floor: entrance hall, cloakroom wc, lounge, dining room, kitchen/breakfast room and utility room. While there are four bedrooms (master with en-suite) and a family bathroom located on the first floor.

Further benefits include gas fired central heating, double glazing, easy maintenance front garden, attractive well tended rear garden, driveway and garage. Viewing highly recommended!

EPC: D - Somerset Council Tax Band: E £2824.07 for 2025/26.

Services: All mains connected.



Room Descriptions

About

Situated in the popular Somerset village of East Brent and situated in the catchment area for Hugh Sexey Middle School and Kings of Wessex Senior School, we are pleased to offer this 4 Bedroom Detached property constructed by Alfred McAlpine Homes to their Pentland 2 design.

Accommodation

Entrance Hall, Cloakroom, Office/Bedroom, Lounge, Dining Room, Kitchen with built-in electric double oven, gas hob, fridge freezer and space for dishwasher.

Utility with space for tumble dryer and washing machine. Stairs, Landing, 4 Bedrooms, Master Bedroom with En-suite Shower Room. Double glazing & Central Heating.

Double Garage with parking for 2 cars outside.

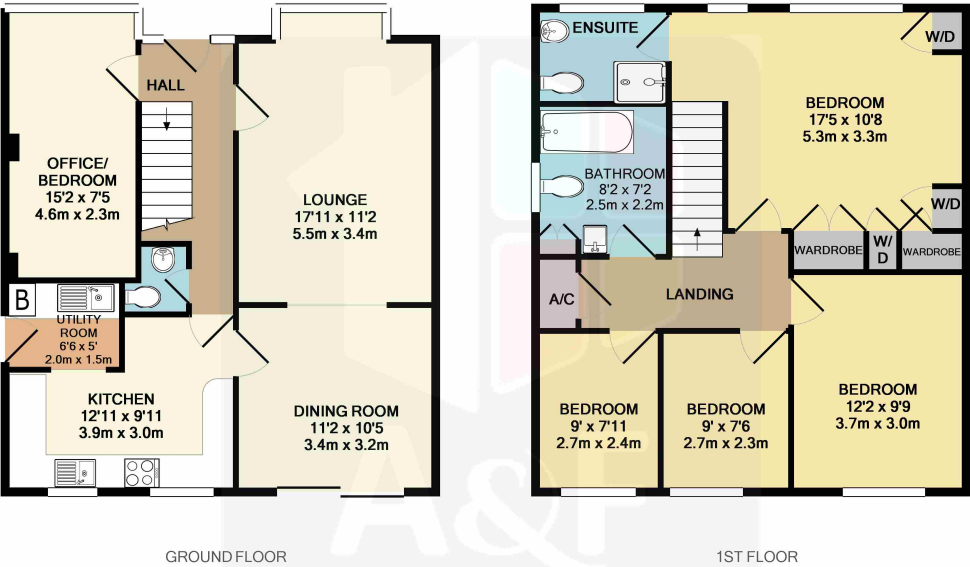
Front & Rear Gardens laid to lawns with mature borders which is fully maintained. Tarmac driveway to the front with parking for 3 cars.

Location

The favoured village of East Brent offers local amenities including village hall, local inn, church, medical centre and first school, feeding into Hugh Sexey's Middle School at Blackford and Kings of Wessex Community School at Cheddar. A more comprehensive range of facilities can be found in the nearby towns of Burnham-on-Sea and Weston-super-Mare. Private schools in the area include Rossholme at East Brent and Sidcot School at Winscombe. The M5 motorway interchange is at Junction 22, Edithmead, giving access to Bristol, Taunton and surrounding area. Railway links can be found in Weston-super-Mare and off Market Street in Highbridge.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Material Information
Council Tax Band & Charge for Current Year
Band: E. £2824.07 2025/26
EPC Rating & Date Carried Out
D –63 on 10 th January 2016
Building Safety Issues
None as we are aware
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. https://www.nperf.com/en/map/GB/-/-/signal?ll=20&lg=0&zoom=3
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK https://mastdata.com/coverage
Construction Type
Reconstituted Stone and internal Block construction
Existing Planning Permission
No Outstanding Applications Currently Registered
Coalfield or Mining
N/A
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