

Guide Price  
£274,950  
Leasehold





## Features

- Low-maintenance
- Well fitted modern kitchen
- Easy access to Burnham-on-Sea, Bridgwater and the M5 motorway
- Three generous bedrooms
- Quiet and peaceful area
- Walk in wardrobe
- Spacious three storey home
- En suite shower room
- Allocated parking spaces
- Open plan living space

## Summary of Property

This immaculately presented mews style home is arranged over three floors and is situated in the highly sought after village of Brent Knoll, at the foot of the iconic landmark and close to the heart of this popular Somerset village. The property offers spacious and well balanced accommodation, ideal for those seeking a modern home in a village setting with excellent access to amenities and transport links. The ground floor features an open plan lounge and dining area, creating a bright and welcoming living space, which flows seamlessly into a well fitted kitchen. A separate cloakroom completes the ground floor accommodation.

The first floor provides two well proportioned bedrooms, both offering comfortable living space, along with a family bathroom fitted with a modern white suite. Rising to the second floor is a particularly generous principal bedroom, benefitting from a walk in wardrobe and a private en suite shower room, making it an ideal main bedroom or guest suite. The property is presented to a high standard throughout, with double glazing and gas fired central heating adding to the overall comfort and efficiency of the home.

Outside, there is a paved and stoned seating area to the front, with access to well maintained communal gardens. Two allocated parking spaces are included, along with access to further communal grounds to the rear which lead up the lower slopes of Brent Knoll. The village offers a range of local amenities including a public house, village hall, tennis club, primary school and village shop, while Junction 22 of the M5 motorway is approximately one and a half miles away, providing excellent links to Bristol, Taunton and beyond. An early viewing is highly recommended.

Service charge per annum - £950, there is no further ground rent

## Room Descriptions

### Situation:

Standing in a central location in the much sought-after Somerset village of Brent Knoll. The village offers various facilities including church, school, village shop, village hall, tennis club and public houses.

Further facilities are available in nearby Burnham-on-Sea (approximately 3½ miles) including supermarkets, shops, hospital, library, cinema and a host of sporting facilities. Access to the M5 at Junction 22. Main line railway stations at Highbridge and Weston-Super-Mare.

### Construction:

This mews-style property was constructed on the site of a former country house approximately 22 years ago. It is built of brick cavity walls and has a tiled, felted and insulated roof. The property offers spacious accommodation over three floors and has been well maintained by the present owner. An early viewing is recommended.

### ENTRANCE PORCH:

With upVC double glazed front door and matching windows, stone flagged flooring and upVC double glazed door leading through to the hallway.

### Hall:

With double glazed door and wood laminate flooring leading to the main living accommodation.

### Open Plan Lounge with Kitchen Area: 5.83m x 4.67m (19' 2" x 15' 4")

Lounge area featuring a double glazed bay window and double panel radiator. Dining area with side aspect double glazed window. Kitchen fitted with wooden flooring and a range of matching base cupboards and drawer units with contrasting granite work surfaces. Matching wall units, one and a half bowl inset sink with mixer tap, built in Belling double oven with four ring Belling gas hob and extractor hood above, integrated dishwasher and fridge freezer, spot lighting and door leading to the cloakroom.

### Cloakroom:

White suite comprising pedestal wash hand basin with tiled surrounds and low level WC. Wooden flooring, plumbing and space for washing machine, electric extractor fan and spot lighting. Staircase rising from the hall to the first floor.

### First Floor Landing:

**Bedroom One: 3.67m x 2.81m (12' 0" x 9' 3")**  
With double glazed bay window and radiator.

**Bedroom Two: 3.53m x 2.92m (11' 7" x 9' 7")**  
With double glazed window and radiator.

### Bathroom:

With white suite comprising panelled bath having shower attachment, pedestal hand wash basin, low level WC, part tiled walls, three spot lights, radiator, wood laminate flooring and shower point.

### Stairs to Second Floor

With radiator and cupboard housing Ideal gas-fired boiler.

### Bedroom Three: 4.76m x 4.75m (15' 7" x 15' 7")

Spacious room with three double glazed windows, radiator, built in storage cupboard to the rear of the staircase and a large walk in wardrobe or store.

### En Suite Shower Room

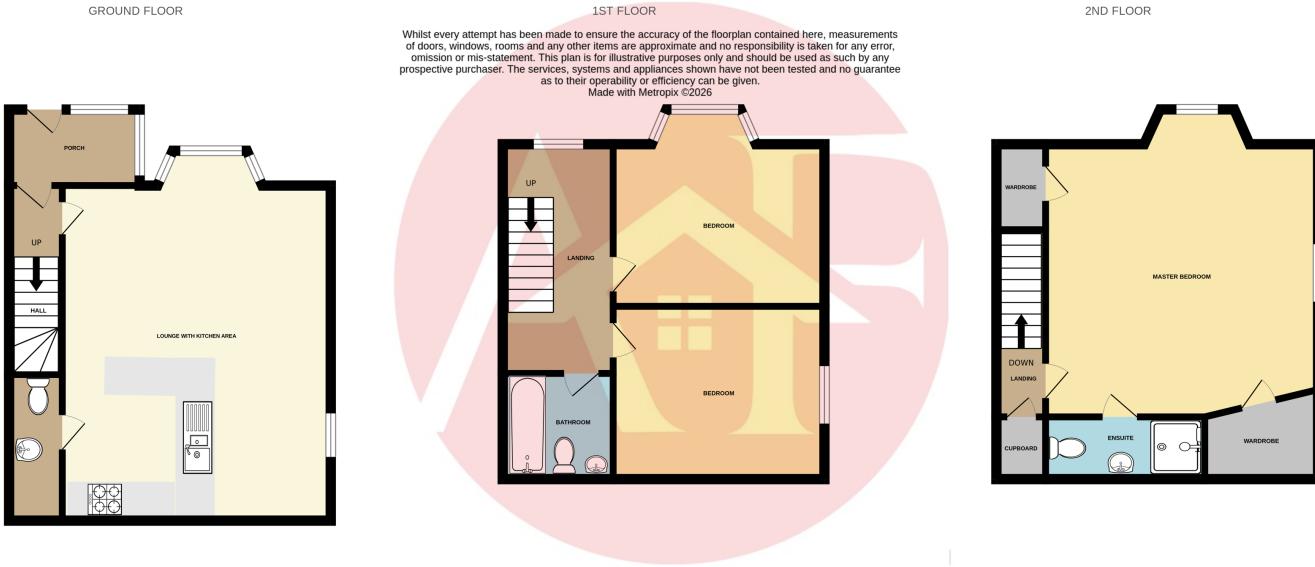
Tiled shower cubicle with mixer shower, pedestal wash hand basin and low level WC. Radiator, electric shaver point, electric extractor fan and spotlighting.

### OUTSIDE:

To the front of the property is a paved and stoned area which may be used by the owner or occupier as a seating area. The remaining gardens to the front and rear are communal and maintained under the terms of the management agreement. Two allocated parking spaces are included. To the rear of the development is a brick wall with gated access to a communal paddock and further garden area leading up the lower slopes of Brent Knoll.



# Floorplan



## Building Safety

Non Reported

## Mobile Signal

Ofcom predicts coverage, nPerf shows real-world signal

## Construction Type

Standard Construction

## Existing Planning Permission

Non Reported

## Coalfield or Mining

Non Reported

**Annual Service Charge:** 950

**Council Tax:** Band D

**Council Tax:** Rate 2373.36

**Parking Types:** Allocated.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** Level access.

**Flooding Sources:** None.

Has the property been flooded in last 5 years? No

**Flooding Sources:** None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No