

Voila, Station Road, Brent Knoll, Highbridge, Somerset. TA9 4BH

£445,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)

 **HOUSE FOX**  
ESTATE AGENTS

 **HOUSE FOX**  
THE FAIRER FEES ESTATE AGENTS

01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)



## PROPERTY DESCRIPTION

HouseFox Estate Agents are pleased to offer this spacious & extended semi-detached property that boasts an appealing design and is situated in the sought-after village of Brent Knoll.

Offering versatile living spaces, the accommodation in brief consists of entrance porch, entrance hall, a generously sized lounge, a huge kitchen/dining room with an adjacent utility room, and a lean-to extension plus a ground floor cloakroom. Internal access to garage.

Upstairs, off the Landing are four good size bedrooms plus a family bathroom.

Among its advantages, the property features gas central heating, double glazed windows, extensive driveway parking with gated access for multiple vehicles leading to a sizable garage/workshop with electric door

The rear of the property presents a manageable and fully enclosed garden, providing both privacy and relaxation.

Offered with no onward chain complications this super family home is sure to attract much attention & we recommend an early viewing in order to fully appreciate all the extensive accommodation it has to offer.

## FEATURES

- Semi-Detached House
- Four Bedrooms
- Spacious & Flexible Accommodation
- No Chain Complications
- Ample Driveway Parking & Garage
- Manageable Rear Gardens
- Sought After Village Location
- Freehold
- Council Tax Band - C
- EPC - D



## ROOM DESCRIPTIONS

### Entrance Lobby

Fully enclosed with pitched roof, windows to either side & part obscure glazed door with side panel opening to Hallway.

### Hall

Stairs rising to the first floor. Double glazed window to side aspect. Radiator.

### Lounge

Upvc double glazed bay window to front aspect. Wooden fire surround with marble effect hearth housing electric fire, wall light points, television point, two radiators.

### Kitchen/Diner

Featuring a galley style range of white wall and floor units with drainer sink unit, plumbing for automatic washing machine and dishwasher, eye level Stoves Newhome double oven, gas hob. Wood laminate flooring, tiled splash-backs, two double glazed windows to the side aspect. Opening to a large flexible dining/family area. Radiator. Door to Utility room.

### Utility Room

Wood veneer panelled walls & ceiling. Work surface with space for fridge and freezer, tumble dryer etc. Radiator. Door to Sun Room & further sliding door to the:

### Cloakroom

Low level w.c., pedestal wash hand basin, double glazed obscured window to the side. Wood veneer panelled walls & ceiling.

### Sun Room

Dual aspect double glazed windows plus double glazed sliding patio doors opening to rear garden. Double glazed door to the side driveway. Integral door to the garage/workshop. Wood laminate flooring, double glazed polycarbonate roof. Useful walk-in storage cupboard. Wall lights.

### Garage/Workshop

Pitched roof with internal door to Sun Room, electric door to driveway, power & light. Opening to rear storage area.

### Landing

Double glazed window to the side. Airing cupboard and access to roof space.

### Bedroom One

Double glazed bay window, radiator.

### Bedroom Two

Double glazed window to rear. Built in wardrobes and vanity unit with wash hand basin. Radiator.

### Bedroom Three

Built in wardrobes and vanity unit with wash hand basin. Double glazed window to rear. Radiator.

### Bedroom Four

Front facing double glazed window, radiator.

### Bathroom

White suite consisting panelled bath, separate shower cubicle housing mains operated shower, w.c., vanity wash hand basin with fitted cupboards beneath. Part panelled walls and obscure double glazed window to the side.

### Rear Garden

Split into two distant parts with a low maintenance stone chip area to the rear of the property opening to a lawned area. All fully enclosed and being quite secluded.

### Front

To the front of the property is a boundary fence with five bar gate and pedestrian gate opening to the driveway offering off street parking for many vehicles with turning circle and further driveway to the side of the property leading to the Garage. To the side boundary a run of recently installed low maintenance fencing.

### Room Measurements

All approximate room measurements will be shown on the attached floorplan.

### Disclaimer

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.







# FLOORPLAN & EPC



Total area: approx. 180.0 sq. metres (1937.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	