



**Brent Street  
Brent Knoll  
Highbridge  
Somerset  
TA9 4BE**

**Offers in Excess of £443,000**

**bettermove**

# Brent Street Highbridge

Bettermove are proud to present this recently extended 3 bedroom detached house in Brent Knoll available with no forward chain and welcoming cash buyers only. This property has recently undergone redevelopment and a two storey extension which provides an excellent opportunity for a developer to take over and turn this into a substantial detached family home.

The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is To be confirmed.

The interior of this property briefly comprises a spacious living room, separate dining room, the kitchen, downstairs WC and the utility room on the ground floor. The first floor consists of 4 bedrooms, including the master bedroom with a dressing room and ensuite bathroom and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Brent Knoll, the property is close to a range of amenities, including shops, restaurants and pubs. Excellent transport connections can be found from the M5, the A38 and many local bus routes.

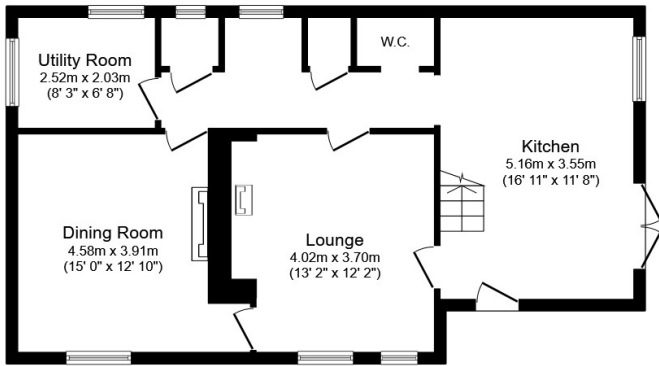
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

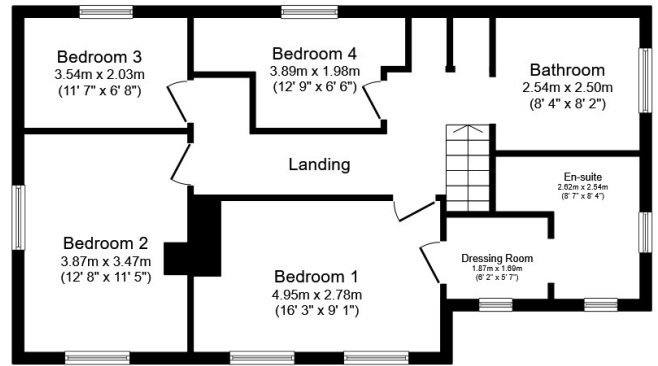
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Ground Floor**



**First Floor**

Total floor area 131.2 m<sup>2</sup> (1,412 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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	



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