

Offers in Region of
£245,000
Freehold





East Ride, Brent Knoll, Somerset TA9 4EA



Features

- Neutrally decorated semi-detached bungalow
- Well-appointed bathroom with heated towel rail
- Bright kitchen with halogen hob
- Utility room for extra convenience
- Inviting reception room with garden view
- Garage and parking facilities included

Summary of Property

Introducing a charming semi-detached bungalow, perfectly nestled in a quiet and peaceful neighbourhood with a strong local community. This property is neutrally decorated and is available for sale with no onward chain, presenting an exciting investment opportunity for families, couples or those seeking a serene retirement abode.

The bungalow hosts two beautifully illuminated double bedrooms, each featuring built-in wardrobes. The master bedroom additionally benefits from an influx of natural light, creating a warm and welcoming ambiance. The property boasts a single, well-appointed bathroom equipped with a heated towel rail, a walk-in shower, a vanity wash hand basin, and a W/C.

The heart of the home is the kitchen, bathed in natural light, featuring a halogen hob, an electric oven, and an extractor. The kitchen also includes base units and drawers, offering ample storage space. Adjacent to the kitchen is a utility room, providing extra convenience.

The property features a single, inviting reception room with a captivating garden view and direct access to the garden, perfect for indoor-outdoor living. An additional cloakroom is also available for guests.

Unique features of the property include a garage and parking facilities, catering to all your vehicle storage needs. From the property, you can enjoy the beautiful view of the surroundings, adding to the overall charm of the bungalow.

EPC: C. Council Tax Band: D £2,210.47 for 2024/25

Room Descriptions

Entryway:

The white UPVC front door swings open to reveal an 'L'-shaped hallway, branching off to both bedrooms, a shower room, and the dining room. An airing cupboard snugly holds a lagged hot water cylinder, while a loft hatch hints at hidden space above.

Dining Room: 7'9" x 11'8" (2.38m x 3.56m)

A double glazed window graces the front aspect, complemented by a striking archway leading to the kitchen. Dado rail adds a touch of character alongside a trusty radiator.

Kitchen: 7'9" x 9'9" (2.38m x 2.99m)

Modernity reigns in the kitchen, boasting sleek units paired with a composite worksurface. An eye-level cooker and halogen hob steal the spotlight, flanked by a stainless steel sink and drainer. Tiled splash-backs and tile-effect flooring offer both style and practicality. There's room for a slimline dishwasher and vertical fridge/freezer, with a double glazed window overlooking the rear garden.

Lounge: 11'7" x 12'11" (3.55m x 3.96m)

Radiant sunlight streams through twin double glazed Georgian-style patio doors, accompanied by matching side panels. A living flame gas fire provides cosy ambiance, while a door leads to the utility room and secondary hallway.

Utility Room: 6' x 7' (1.85m x 2.14m)

Base units play host to a stainless steel sink and drainer, with space allotted for a washing machine. The Worcester gas boiler stands tall on the wall, with a double glazed window offering a view. Tiled flooring leads to the cloakroom.

Cloakroom: 2'11" x 7' (.90m x 2.15m)

A low-level WC and washbasin sit beneath an obscure double glazed window, all atop tiled flooring.

Secondary Hall:

A secondary UPVC front door opens to a hallway, connecting to both the lounge and an integral garage.

Bedroom One: 14'10" x 10'10" (4.54m x 3.33m)

A double glazed window frames the front aspect, while a comprehensive array of fitted wardrobes and drawer units adorn one wall. A radiator ensures comfort.

Bedroom Two: 10'10" x 10'10" (4.54m x 3.33m)

Gazing out of a rear-facing double glazed window, this room features a radiator and storage cupboard. A fitted vanity unit/desk offers practicality, complemented by a triple wardrobe.

Shower Room: 6'7" x 5'4" (2.02m x 1.64m)

Modern elegance defines the shower room, featuring a walk-in cubicle housing a mains-operated shower and glass screen. A low-level WC and stylish washbasin with storage below complete the ensemble. Chrome ladder-style radiators, fully tiled walls and floors, and discreet spotlights elevate the space.

Garage: 8'4" x 16'3" (2.54 x 4.95m)

An up-and-over roller door grants access to a space equipped with power and light, with an internal door leading to the property.

Outside:

At the front, a lawned area and block-paved driveway lead to the garage and both front doors. The rear garden, fully enclosed and low maintenance, boasts a paved expanse with a raised sun terrace for utmost privacy. A garden shed stands ready for storage needs.



GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA: 955 sq.ft. (88.7 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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Material information					
Local Authority (Sedgemoor) Somerset			Council Tax Band & Fee		
			Band	D	
			Annual Price	£2210.47	
Energy Performance Rating				C 69	
Utility Supply			Rights and Restrictions		
Electricity	Mains connected		Private Rights of Way	None known	
Heating	Gas + Electric Off-Peak Heating		Public rights of way	None known	
Water	Mains connected		Listed Property	Grade : N/A	
Sewage	Mains Connected		Restrictions	None known	
Broadband	Yes	Speed Capacity (Info from Openreach)	Floor Area:		Plot Size:
Type:	FTTP	Basic 21 Mbps Superfast 76 Mbps Ultrafast FF 1600 Mbps	861 ft ² 80 m ²		0.06 Acres
Mobile Coverage (info from Signalchecker.com)	O2 EE Vodafone Three	<ul style="list-style-type: none"> • • + 5G • • 	Satellite / Fibre TV Availability	BT Sky Virgin	<ul style="list-style-type: none"> • • • •
Risks			Conservation Area		
Flooded in last 5 years	No – Annual Low Risk		No		
Flood defences	Seafront		Coalfield & Mining Area		
Source of flood	Surface Water Sea River Brue		Yes / No	Type :	
Planning Permission & Development Proposals					
Details: None					
Property Accessibility & Adaptations					
Details: Step up to front door. Step down from kitchen to passageway to Garage					
Building Safety					
Details: N/A					

N.B. - Please be advised that the information above is provided to us from the Vendor of the property and information acquired by A&F and is supplied to the best of our knowledge.