

East Ride, Brent Knoll, Highbridge, Somerset. TA9 4EA

£350,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HouseFox Estate Agents are pleased to invite offers for this modern & well presented bungalow quietly positioned in a cul-de-sac yet close to the centre of the popular village of Brent Knoll, Somerset.

Offered in excellent condition throughout with spacious & flexible accommodation consisting: entrance Hall, Lounge, Dining Room, modern Kitchen with separate Utility Room, two double Bedrooms, Shower Room & guest Cloakroom.

Outside to the front a small lawned area & block paved driveway & to the rear a secluded manageable paved garden.

Situated towards the centre of the popular village of Brent Knoll with easy access to Burnham-on-sea & Weston-super-mare, the village of Brent Knoll remains a sought-after place to live with a high degree of community spirit and we recommend an early viewing in order to fully appreciate this well presented & low maintenance property.

VIRTUAL TOUR AVAILABLE, CLICK ON VIRTUAL TOUR TAB

## FEATURES

- Extended Semi-Detached Bungalow
- Two Double Bedrooms
- Excellent Order Throughout
- Quiet & Secluded Location
- Popular Village Location
- No Onward Chain Complications
- Viewing Highly Recommended
- Freehold
- Council Tax - Band D
- EPC - C



## ROOM DESCRIPTIONS

### Hall

White upvc front door opens to 'L' shape hallway with doors to both bedrooms, shower room & dining room. Airing cupboard housing lagged hot water cylinder. Loft hatch.

### Dining Room

Double glazed window to front aspect, feature archway to Kitchen. Dado rail, radiator.

### Kitchen

Fitted with a modern range of units with composite worksurface. Eye level cooker & halogen hob with extractor hood over. One & a half bowl stainless steel sink & drainer, tiled splash-backs & tile effect flooring. Space for slimline dishwasher & vertical fridge/freezer. Double glazed window overlooking rear garden.

### Lounge

Twin double glazed Georgian style patio doors with double glazed side panels flooding the room with natural light. Living flame gas fire, radiator. Door to Utility Room & secondary Hallway.

### Utility Room

Modern range of base units incorporating stainless steel sink & drainer & space for washing machine. Wall mounted Worcester gas boiler, double glazed window. Tiled floor, door to Cloakroom.

### Cloakroom

Low level WC & wash hand basin, obscure double glazed window, tiled floor.

### Secondary Hall

Secondary upvc front door opens to hallway with door to Lounge & further door to integral garage.

### Bedroom One

Double glazed window to front aspect, comprehensive range of fitted wardrobes & drawer units to one wall. Radiator.

### Bedroom Two

Double glazed window to rear aspect, radiator, storage cupboard, useful fitted vanity unit/desk with storage over plus further fitted triple wardrobe.

### Shower Room

Modern white suite consisting walk-in shower cubicle housing mains operated shower & glass screen. Low level WC & feature wash hand basin with storage cupboard below. Chrome ladder style radiator, fully tiled walls & floor, obscure double glazed window, extractor, spotlights.

### Garage

Up & over roller door, power & light. Internal door to property.

### Outside

To the front there is a lawned area & block-pave driveway leading to garage & both front doors. To the rear & fully enclosed a low maintenance paved garden with raised sun terrace, offering a good degree of privacy. Garden shed.

### Disclaimer

All approximate room measurements are shown on the attached floorplan.

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



Approximate total area<sup>1)</sup>  
984.38 ft<sup>2</sup>  
91.45 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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