



Guide Price
£449,950
Freehold

Red House Road, , East Brent, Somerset TA9 4RX
4 Bedroom Detached House



Situated in a sought-after modern development within the popular Somerset village of East Brent, this immaculately presented detached family home offers generous accommodation and attractive rural views to the rear. Constructed by Alfred McAlpine Homes to their Pentland 2 design, the property has been thoughtfully arranged to provide versatile living space, ideal for modern family life.

The ground floor is entered via a welcoming hallway with cloakroom and access to a flexible office or fifth bedroom. The light-filled lounge features a central fireplace and French doors to the garden, creating a warm and inviting reception space. A separate dining room adjoins the well-equipped kitchen/breakfast room, fitted with integrated appliances and ample storage, while a useful utility room completes the layout. Upstairs, the landing leads to four comfortable bedrooms. The master bedroom benefits from fitted storage and an en-suite shower room, while the remaining three bedrooms are served by a modern family bathroom.

Externally, the property enjoys an easy-to-maintain front garden with driveway parking for three vehicles and access to a double garage. The rear garden is attractively landscaped with a lawn, mature borders and a patio seating area, backing onto open fields that provide a picturesque outlook. East Brent is a well-served village offering a primary school, church, village hall, medical centre and public house, with secondary schooling at Hugh Sexey Middle School and Kings of Wessex Academy.

Excellent transport links are available with the M5 (J22) nearby, alongside railway connections at Highbridge and Weston-super-Mare, and a wider range of facilities can be found in Burnham-on-Sea and Weston. This is a superb opportunity to acquire a spacious and well-located family home.

EPC: D - Somerset Council Tax Band: E £2824.07 for 2025/26.



- Four spacious bedrooms
- Master bedroom with en-suite Shower Room
- Modern bathrooms with quality fixtures
- Large, light-filled open-plan reception
- Feature fireplace in Lounge
- Picturesque gardens to Front & Rear
- Double garage and additional driveway parking
- Quiet, rural Village location



Entrance Hall

Bright entrance with stairs to first floor and access to ground floor rooms.

Cloakroom

Fitted with low-level WC and wash hand basin.

Lounge – 5.16m x 3.65m (16’11” x 12’0”)

A spacious, light-filled reception with feature fireplace, dual aspect windows. and access to the rear garden.

Dining Room – 3.25m x 2.88m (10’8” x 9’5”)

Ideal for family meals or entertaining, positioned between kitchen and lounge. With access to the rear garden.

Kitchen/Breakfast Room – 4.40m x 3.14m (14’5” x 10’4”)

Fitted with built-in electric double oven, gas hob, fridge/freezer, space for dishwasher, plus a breakfast area with views to the rear garden.

Utility Room – 2.20m x 1.70m (7’3” x 5’7”)

Space for washing machine and tumble dryer, with door to outside.

Office/Bedroom 5 – 3.15m x 2.20m (10’4” x 7’3”)

Flexible ground-floor room, suitable as a study, hobby space or additional bedroom.

Landing

With loft access and airing cupboard.

Master Bedroom – 4.25m x 3.65m (13’11” x 12’0”)

Double room with fitted storage and en-suite shower room.

Bedroom Two – 3.75m x 3.25m (12’4” x 10’8”)

Spacious double with rear aspect views.

Bedroom Three – 3.25m x 2.95m (10’8” x 9’8”)

Comfortable double with front aspect.

Bedroom Four – 3.00m x 2.35m (9’10” x 7’9”)

Ideal single bedroom or study.

Family Bathroom

Modern suite with bath, WC and wash hand basin.

Front Garden

Easy maintenance with tarmac driveway with parking for 3 cars.

Rear Garden

Attractive, laid mainly to lawn with mature borders, patio area, and rural views beyond.

Double Garage – 5.20m x 4.90m (17’1” x 16’1”)

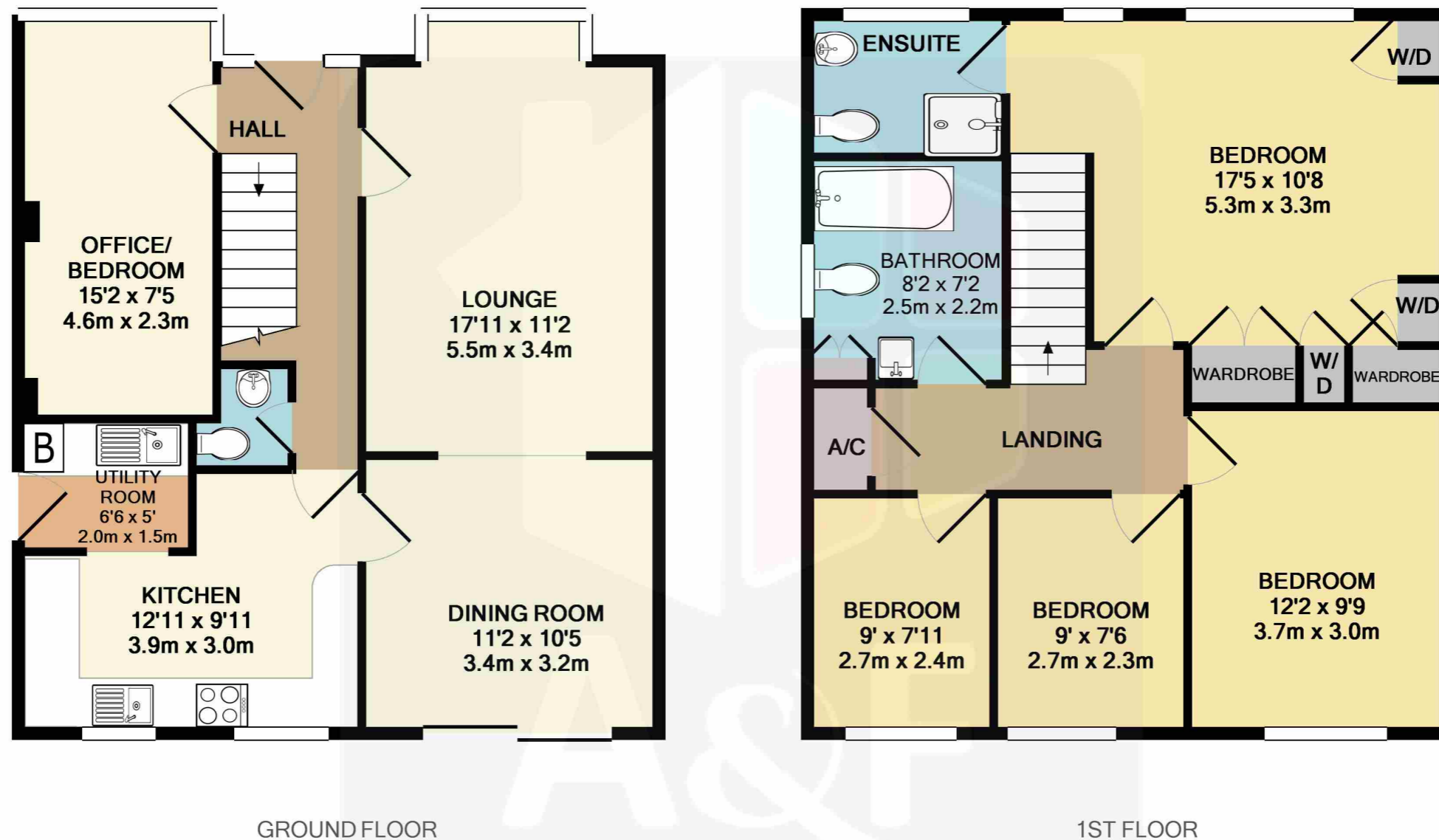
Electric up and over doors, power and light.

Location

The favoured village of East Brent offers local amenities including village hall, local inn, church, medical centre and first school, feeding into Hugh Sexeys Middle School at Blackford and Kings of Wessex Community School at Cheddar. A more comprehensive range of facilities can be found in the nearby towns of Burnham-on-Sea and Weston-super-Mare. Private schools in the area include Rossholme at East Brent and Sidcot School at Winscombe. The M5 motorway interchange is at Junction 22, Edithmead, giving access to Bristol, Taunton and surrounding area. Railway links can be found in Weston-super-Mare and off Market Street in Highbridge.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Material Information
Council Tax Band & Charge for Current Year
Band: E £2824.07 2025/26
EPC Rating & Date Carried Out
D -63 on 10 th January 2016
Building Safety Issues
None as we are aware
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nBert Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. https://www.nbert.com/en/map/GB/-/-signal?n=205&g=0&zoom=3
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK https://mastdata.com/coverage
Construction Type
Reconstituted Stone and Internal Block construction
Existing Planning Permission
No Outstanding Applications Currently Registered
Coalfield or Mining
N/A
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