

# Old Bristol Road

East Brent, TA9 4HU

COOPER  
AND  
TANNER



## £360,000 Freehold

This chain free, four bedroom property benefits from ample living space, four bedrooms, off street parking and an enclosed rear garden.

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## East Brent

### TA9 4HU

 4  2  1 EPC B

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### DESCRIPTION

This chain free, four bedroom property benefits from ample living space, four bedrooms, off street parking and an enclosed rear garden. Entering the property from the front you are welcomed into a spacious entrance hall with access into all the ground floor rooms and to the first floor. There is a handy cloakroom which is fitted with a WC and basin. The kitchen/diner is a rear aspect room with doors opening to the garden. The kitchen is fitted with a selection of wall and base units and benefits from a mixture of built in appliances and with space for others. The living room is a front aspect room with a bay window at the front.

The first floor houses the bedrooms and the wash facilities. There are four bedrooms with two at the front and two at the rear. There is a handy landing storage cupboard and a rear aspect family bathroom which is fitted with a panelled bath, WC and basin.

### OUTSIDE

The front of the property is accessed from a path that leads to the front door. There is a gravel driveway after number two which leads to the shared area at the back where there is parking and space to potentially erect a garage (subject to planning permission and under separate negotiation). There is a side gate that leads into the rear garden which is fully enclosed and is mostly laid

to lawn with a patio area with a gate at the bottom.

### LOCATION

East Brent is a popular village located between the Somerset towns of Weston-Super-Mare and Burnham-on-Sea. The village offers a church, school and public house. There is access to the M5 interchange junction 22 at Edithmead providing easy travelling to Bristol, London, The North and The South. There is a railway station in both Weston-super-Mare and Highbridge. Bristol International Airport at Lulsgate

### TENURE

Freehold

### SERVICES

Believed all mains services

### COUNCIL TAX

Band E

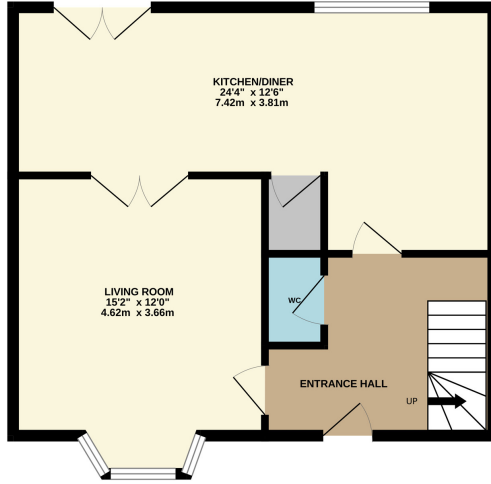
### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

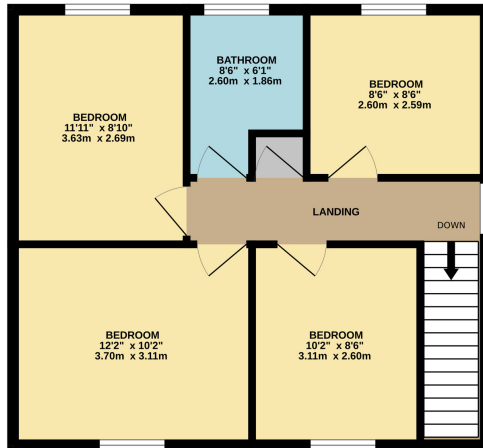




GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 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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## CHEDDAR OFFICE

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