

Merryfield, Mark, Highbridge, Somerset. TA9 4NB

Offers in excess of £320,000 Freehold

FOR SALE



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ESTATE AGENTS

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PROPERTY DESCRIPTION

HouseFox Estate Agents (BoS) are pleased to offer this spacious detached bungalow situated close to the heart of the popular village of Mark in Somerset & an easy level walk to the post office/village shop, pubs and parish church.

The bungalow sits on a good size plot with stunning views over open countryside to the rear with views towards Brent Knoll & the Mendip Hills.

The new owner has the opportunity to put their own stamp on the property as it needs updating throughout, however the accommodation is both spacious & versatile & consists briefly of an 'L' shape entrance hall with doors to all rooms, a large living room with ample space for a dining table and chairs, kitchen, three bedrooms (potential for study, formal dining room, further reception room etc) , bathroom with separate WC.

Outside, the property is set well back from the road with a driveway for three/four vehicles leading to a useful car-port with garage beyond.

The plot is level with the bungalow almost centrally positioned with both front and rear gardens a good size with the rear enjoying the views previously mentioned.

Offered at a competitive price with the benefit of no onward chain complications this property is sure to attract much attention & we recommend an early viewing.

FEATURES

- Detached Bungalow
- Three Bedrooms
- Popular Centre of Village Location
- Glorious Views over Open Countryside
- No Onward Chain Complications
- Quiet Cul-De-Sac Location
- Garage, Car-Port & Driveway
- Freehold
- Council Tax Band - D
- EPC - E



ROOM DESCRIPTIONS

Hall

Aluminium double-glazed door, radiator, loft hatch giving access to roof space, doors to all rooms.

Living Room

Front aspect L shaped room with twin large UPVC double glazed windows, two wall lights, two radiators, a feature stone fireplace with an inset electric living flame effect convector fire. Internal borrowed light window to kitchen.

Kitchen

A side aspect room with an UPVC double glazed window, an obscure double-glazed door leading to the side of the property, borrowed light window from Living room. Vinyl flooring, radiator, narrow double doors to the boiler cupboard housing a floor standing oil-fired system. The kitchen has been fitted with a range of base and eye level units with marble effect worktop surfaces, inset one stainless steel bowl sink with adjacent drainer and mixer tap, integrated eye level oven, ceramic four ring hob, tiled splashbacks and space and plumbing for washing machine, space for undercounter fridge or freezer.

Bedroom One

A rear aspect room with a UPVC double glazed window, radiator.

Bedroom Two

Rear aspect room with a uPVC double glazed window, radiator.

Bedroom Three

Side aspect room with a UPVC double glazed window, radiator.

WC

A fully tiled side aspect room with an obscure UPVC double glazed window, ceiling light, radiator, vinyl flooring, wash basin with mixer tap, low level wc.

Bathroom

Fully tiled side aspect room with an obscure UPVC double glazed window, radiator, vinyl flooring, wash basin with mixer tap, panel enclosed bath with handheld shower attachment and mixer tap.

Outside

To the front there is a good-sized lawn garden with a range of flower and shrub borders, a large tarmac driveway providing parking for four/five cars leading up to the:

CAR-PORT & GARAGE

Useful car-port to the front giving covered access to both the garage & front door.

Garage with electric & remote control powered roll over door, power and lighting and rear door to back garden.

There is gated side access to the property that leads to the rear garden which has been laid to a mixture of lawn and patio effect concrete terrace and shingle stone, fully enclosed to all sides with fabulous open views to the surrounding fields and sight of the Mendip Hills & Brent Knoll.

Agents Note

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

