



NIAGARA

Brent Road, East Brent, TA9 4DB

Asking Price £415,000



PROPERTY DESCRIPTION

Attractive detached bungalow with double garage set in a good sized mature plot backing onto agricultural land and enjoying a rural aspect to both the front and rear.

Entrance hall* lounge* dining room* kitchen/breakfast room* conservatory* three bedrooms* shower room* upvc double glazed windows* gas central heating* double garage* gated off street parking for numerous vehicles* good sized mature gardens to the front and rear. Must be seen.

Local Authority

Sedgemoor District Council. Council Tax Band: E.

EPC Rating: F.

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION
ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793 700

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PROPERTY DESCRIPTION

Accommodation (Measurements and directions are approximate)

Upvc double glazed door to:

Entrance Hall

Airing cupboard and access to roof space.

Lounge 15' 10" x 12' 11" (4.82m x 3.94m)

Upvc double glazed windows to the front and side. Fire surround and gas fire. Television point and aspect to the front. Double doors opening to the:

Dining Room 10' 8" x 10' 5" (3.26m x 3.18m)

Upvc double glazed windows to the side and rear.

Kitchen/Breakfast Room 13' 2" x 8' 11" (4.02m x 2.73m)

Fitted with a range of wall and floor units to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing machine and dishwasher, electric cooker point, gas boiler supplying domestic hot water and radiators. Sliding door to the dining room. Internal wooden window to the rear and part glazed door to the:

Conservatory 14' 8" x 8' 5" (4.46m x 2.56m)

Part wood and part glazed construction with recently overhauled roof. Part glazed door to outside.

Bedroom 1 11' 11" x 11' 5" (3.64m x 3.48m)

Built in double wardrobe and upvc double glazed window to the front.

Bedroom 2 11' 5" x 7' 11" (3.48m x 2.42m)

Upvc double glazed window to the front.

Bedroom 3 10' 7" x 8' 11" (3.23m x 2.73m)

Built in double wardrobe, upvc double glazed window to the rear.

Shower Room 8' 0" x 7' 0" (2.43m x 2.13m)

Recently upgraded suite comprising large shower cubicle with rainhead and handheld shower, seat, pedestal wash hand basin and close coupled w.c. Two upvc double glazed windows to the rear.

Outside

To the front of the property is a boundary hedge, two wrought iron gates opening to the driveway offering off street parking for numerous vehicles. The driveway extends to the right hand side of the property and provides access to the :

Double Garage 18' 8" x 15' 8" (5.68m x 4.78m)

Remote control up and over door. Window to the rear and personal access door to outside.

To the front of the property is an attractive garden measuring approximately 50ft in length with borders containing shrubs and bushes. Access to the side of the property leads to the:

PROPERTY DESCRIPTION

Rear Garden 70' 0" x 60' 0" (21.32m x 18.27m) Approximately
With patio area, sheds, greenhouse. The property backs onto
agricultural land and the gardens are a particular feature of this
attractive property.

An early application to view is strongly recommended by the vendors
selling agents.

Description

This individual detached bungalow has been in the same ownership
since it has been built being set in a good sized mature plot backing
onto agricultural land and an attractive rural aspect to the front.
The property offers well proportioned accommodation offering great
potential for further extension/reconfiguration should it be required
and subject to any necessary consents. The property benefits from
having a double garage, gated off street parking for numerous
vehicles. Situated in a highly sought after location within easy
access of the motorway, the A38, Bristol International Airport and
Bristol city centre.

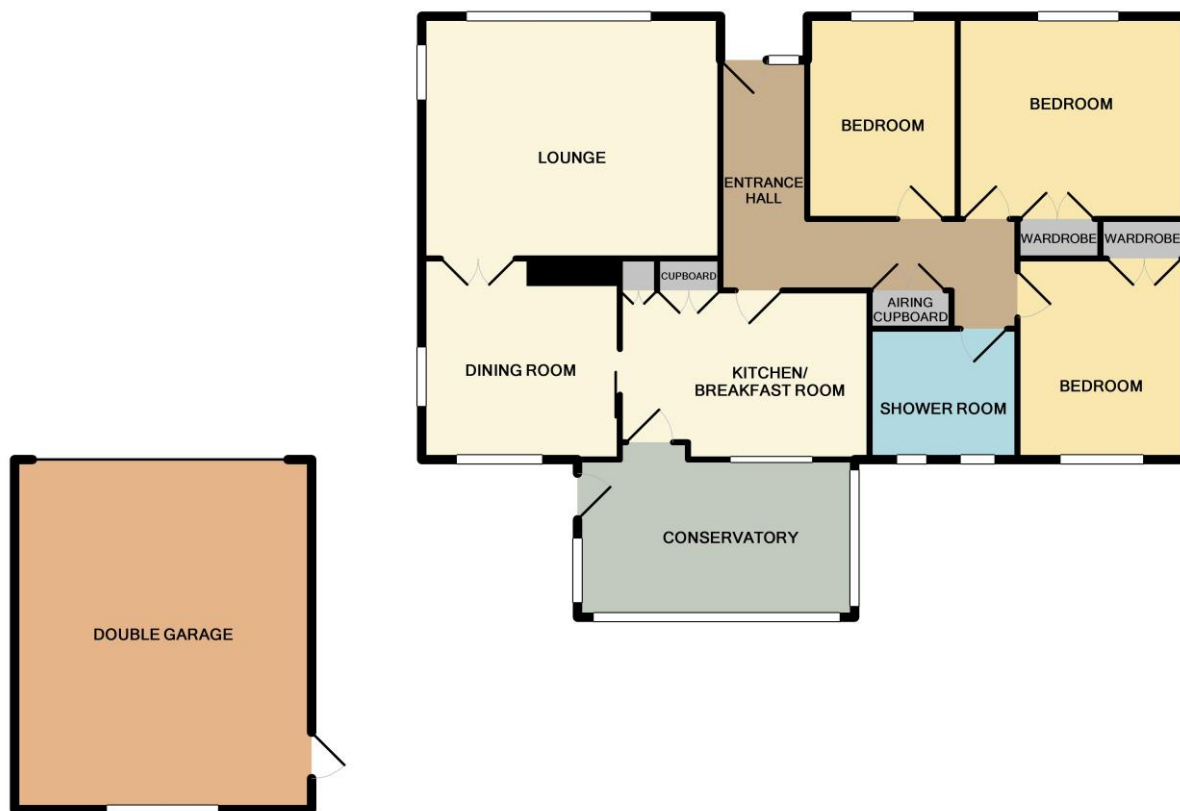
Directions

From the M5 junction 22 roundabout proceed north towards
Weston-super-Mare and Bristol International Airport and continue
along the A38. At the next roundabout take a left signposted
Weston-super-Mare. At the traffic lights turn left into Brent Road
passing the village green on the right hand side. Follow the sharp
left hand bend and continue along Brent Road where the property
will be seen on the right hand side.









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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Alletsons up to £150 Inc. VAT, Barringtons & Sons up to £120 Inc. VAT, Holly & Steer up to £100 Inc. VAT, Simply Conveyancing up to £240 Inc. VAT, HD Financial Ltd up to £240 Inc. VAT

