



Old Bristol Road, East Brent

£379,950

A 4 BEDROOM DETACHED HOUSE with GAS CENTRAL HEATING, DOUBLE/TRIPLE GLAZING and VIEWS OF THE KNOLL



Capella, Old Bristol Road, East Brent, Somerset, TA9 4HU



Tel: 01278 78 22 66
Fax: 01278 79 21 23

www.aandfproperty.co.uk
residential@aandfproperty.co.uk

TO VIEW:

PLEASE KINDLY NOTE:

All viewing appointments are limited to 2 persons from one household, with all visiting parties please wearing face masks and kindly adopting a 'no-touching' protocol inside all our vendors' properties.

Many thanks for your kind co-operation during these uncertain times.

DIRECTIONS:

From Burnham-on-Sea proceed to the roundabout at Edithmead. Bear left and proceed along the A38 before coming to the East Brent roundabout. Bear left towards Weston-super-Mare (A370) and proceed for approximately ½ mile before bearing Right by the War Memorial. After a short distance, bear Right into Old Bristol Road - Capella will then be seen shortly on one's Left hand side.

THE PROPERTY:

Entrance Porch, Spacious Hall, Cloakroom, Lounge, Dining Room, Conservatory, Kitchen-Breakfast Room, Utility, Landing, Master Bedroom with En-Suite Shower Room, 3 Further Bedrooms, Bathroom, Gas Central Heating, Double/Triple Glazing, Burglar Alarm System, Brick Pavier Front offering large level of parking, Garage, Rear Garden & Shed.

The Sale will include the fitted carpets/floor coverings, curtains, blinds and light fittings.

****NO ONWARD CHAIN****

SITUATION:

East Brent is a favoured village within the catchment area of Hugh Sexseys School. The village is to be found mid-way between Burnham-on-Sea and Weston-super-Mare. The M5 interchange at Edithmead is some 2 miles distant. Village amenities include church, doctors surgery and public house. From the ground floor and first floor front windows one has views of The Knoll.

CONSTRUCTION:

Built approximately 20 years ago by a reputable local builder, Pete Spinks (now retired) to a high and exacting specification of reconstructed stone and block cavity walls with part-rendered external elevations, having a tiled, felted, well-insulated and partially boarded roof. The property has been maintained in an excellent state of repair and benefits from gas central heating, (modern boiler) and recently installed double/triple glazing.

****NO ONWARD CHAIN****

ACCOMMODATION

ENTRANCE PORCH:

Approached via low maintenance door with inset letterbox and double glazed pane with double glazed side panels. Tiled floor and power point.

SPACIOUS HALL:

Approached via low maintenance door with inset letterbox and obscure glass decorative pane. Radiator with double glazed window over. Telephone point, smoke detector and burglar

alarm pad.

CLOAKROOM: 6'3 x 3'0 (1.91m x 0.91m)

White suite comprising low level WC and pedestal wash hand basin h/c with tiled splash back and wall mirror over. Radiator and obscure glass double glazed window. Toilet roll holder and towel ring.

LOUNGE: 17'6 x 14'4 (5.33m x 4.37m)

Radiator with triple glazed bay window over. Stone fireplace and hearth with fitted multi-fuel room heater. Matching side display shelving suitable for television etc. Television and telephone points and further double glazed window.

Wide archway to:-

DINING ROOM: 12'4 x 10'8 (3.76m x 3.25m)

Radiator and double glazed double doors to:-

CONSERVATORY: 15'0 x 7'6 (4.57m x 2.29m)

Radiator, television point and tiled floor. Polycarbonate roof, double glazed windows and double glazed double doors to side path/Rear Garden.

KITCHEN-BREAKFAST ROOM: 15'4 x 12'4 (4.67m x 3.76m)

Range of cream-fronted base and drawer units, wall cupboards (some glaze-fronted), tall cupboard, inset wine rack/chiller and contrasting worktops. Matching breakfast bar with drawers, worktop and

three stools. Radiator and double glazed window. Inset 1½ bowl single drainer stainless steel sink unit with mixer tap. Integrated appliances include pull-out larder/carousel, freezer, refrigerator with fruit/vegetable compartment and 'De Longhi' gas double oven and 5-ring hob with backing and extractor fan/light. Inset ceiling spotlights and integrated dishwasher. Door with inset decorative panes to:-

UTILITY: 7'4 x 7'0 (2.24m x 2.13m)

Range of white-fronted base units with worktops over and adjoining with plumbing for automatic washing machine and wall cupboard. Inset single drainer circular bowl sink unit with mixer tap. Wall mounted 'Worcester' gas fired combination boiler. Cloaks hook and double glazed window. Loft access. Low maintenance stable-style door with inset double glazed pane to Rear Garden. Personal door to Garage.

Stairs to:-

LANDING:

Radiator, smoke detector, burglar alarm pad and inset ceiling spotlights. Built-in airing cupboard with slatted shelving, radiator and electric light. Loft access with fitted foldaway ladder.

BEDROOM 1: 12'10 x 9'10 (3.91m x 3.00m)

Excellent range of modern wardrobes with high level shelf and hanging rail. Built-in matching bedside cabinets and over-bed storage cupboards. Radiator and triple glazed window with excellent view of The Knoll.

EN-SUITE SHOWER ROOM: 7'2 x 3'10 (2.18m x 1.17m)

Comprehensively panelled walls and comprising large cubicle with dual-headed static shower mixer and hand-held attachment, inset spotlight and extractor fan. Pedestal wash hand basin with mixer tap and mirror-fronted cabinet over and low level WC. Matching toilet roll holder and towel rail. Towel ring, heated towel rack, extractor fan, additional inset ceiling spotlights and obscure glass double glazed window.

BEDROOM 2: 11'6 x 9'4 (3.51m x 2.84m)

Radiator, built-in double wardrobe and triple glazed window with excellent view of The Knoll.

BEDROOM 3: 12'6 x 8'10 (3.81m x 2.69m)

Radiator, double glazed window and built-in double wardrobe with eye-level shelf and hanging rail.

BEDROOM 4: 9'6 x 7'6 (2.90m x 2.29m)

Radiator and double glazed window.

BATHROOM: 8'10 x 5'8 (2.69m x 1.73m)

Pleasant tiled wall and comprising P-shaped bath with mixer tap/shower attachment with glazed folded screen with towel rail. Pedestal wash hand basin with mixer tap and circular mirror over. Low level WC. Heated towel rack and obscure glass double glazed window. Towel ring.

OUTSIDE:

To the coastal side of the property is useful store. The side pedestrian gate gives access to the rear

garden with 6ft high wall/fencing comprising chippings, paved path, lawn and well-stocked border with various shrubs, bushes and trees. Lighting, raised decking with power points, further water tap and wooden shed. Feature wall to the road frontage and large opening giving access to a large level of brick paviour ideal for parking several vehicles. Matching double width driveway gives access to:

GARAGE: 17'8 x 9'6 (5.38m x 2.90m)

Accessed via a recently installed 'Hormann' up-and-over door. At present divided and having power, water, lighting, consumer unit and electric and gas meters.

ENERGY PERFORMANCE RATING:

C74

SERVICES:

Mains Water, Gas, Electricity and Drainage are connected.

TENURE:

Freehold

Vacant Possessions on Completion

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OUTGOINGS:

Sedgemoor District Council, Tax Band: E

Details by: AA



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GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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A&F Property Group
18 College Street
Burnham on Sea



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