



Asking Price £459,950
Strowlands, East Brent, TA9 4JH



 4
Bedrooms

 2
Bathrooms

18 College Street, Burnham-On-Sea, Somerset, TA8 1AE |
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An extensively refurbished 4 bedroom detached bungalow situated in a much sought-after area in East Brent

THE PROPERTY - St Martins , Strowlands, East Brent, TA9 4JH

Entrance Porch, Entrance Hall, Lounge, Kitchen, Bathroom, 4 Bedrooms, En-Suite, Gas Central Heating & Double Glazing, Front & Rear Gardens, Greenhouse, Driveway and Garage

SITUATION

Standing in a much sought-after village in North Somerset. The village of East Brent offers various facilities and is well situated for ease of access to Burnham-on-Sea, Weston-Super-Mare and the M5 Motorway at Junction 22. Within the village, there is a school and church, whilst in the local town there are various amenities together with shops & supermarkets. Mainline railway station in both Weston-Super-Mare and Highbridge. The bungalow stands less than two hundred yards from open farmland.

CONSTRUCTION

Built of block cavity wall construction on a brick plinth and having an external render with Canterbury Spa finish and reconstructed stone features. The roof has been recently replaced which is tiled, felted and insulated. The bungalow has been the subject of extensive updating over the last couple of years with works including a complete new central heating system, new double glazed windows and doors, re-wiring in 2021, quality vinyl plank flooring throughout and complete redecoration. An early viewing is strongly recommended.

ACCOMMODATION

ENTRANCE PORCH

Double glazed window and double glazed entrance door.

ENTRANCE HALL

With radiator, five downlighter spotlights, cupboard housing the Ideal Logic gas fired boiler providing domestic hot water and central heating. Access to the loft space.

LOUNGE *5.16m x 3.73m*

Double glazed bow window, fireplace, display shelving & radiator.

KITCHEN *3.71m x 3.70m*

Refitted with a comprehensive range of quality kitchen units with various base, wall and drawer units with contrasting Granite-look work tops. Fitted range cooker with five ring gas top and electric double ovens, overhead cooker hood. Integrated refrigerator, freezer and dishwasher. Plumbing for a washing machine. Fitted one a half bowl enamel sink unit with a mixer tap. Four downlighter spotlights, double glazed window and double glazed door to the rear garden.

MASTER BEDROOM *4.20m x 3.33m*

Radiator, double glazed window and double glazed door to the rear garden.

EN SUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal hand wash basin, low level WC, three downlighter spotlights and extractor fan.

BEDROOM *3.98m x 3.33m*

Radiator and double glazed window.

BEDROOM *3.33m x 2.74m*

Radiator and double glazed window.

BEDROOM *3.33m x 2.30m*

Radiator and double glazed window.

BATHROOM

White suite comprising panelled bath with shower over and shower screen. Pedestal hand wash basin, part-tiled walls, double glazed window, heated towel rack, two downlighters and extractor fan.

OUTSIDE

Tarmacadam driveway providing parking space for several vehicles and leading to:-

GARAGE *5.19m x 2.60m*

Up-and-over door, fluorescent strip light, power and double glazed side personal door. To the rear of the garage is a workshop - (2.60m x 2.60m)

FRONT GARDEN *2.60m x 2.60m*

The front garden is laid to lawn with a hedge border and an outside light. Pedestrian side access to the good sized rear garden which has a paved patio area, greenhouse, water tap, two apple trees and a well sized area ready for cultivation.

SERVICES

Mains, electricity, water, gas and drainage are connected.

TENURE

Freehold. Vacant possession upon completion.

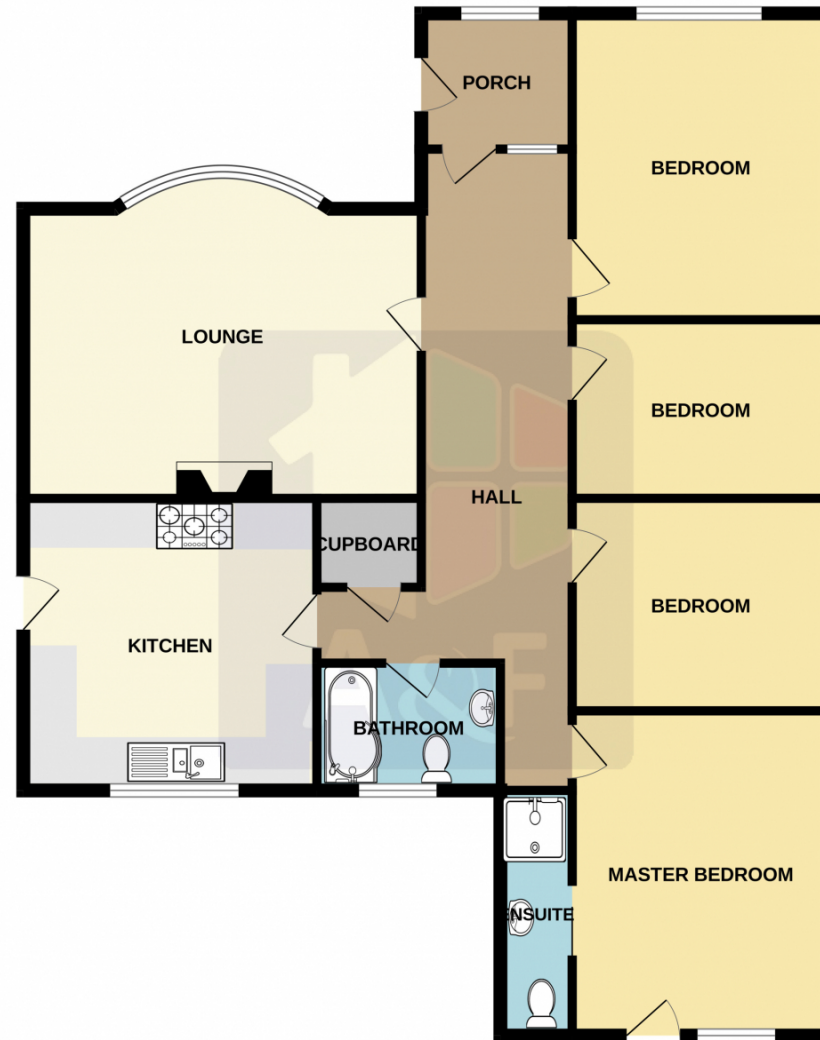
OUTGOINGS

Sedgmoor District Council Tax Band E £2385.62 for 2022/2023






GROUND 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+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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