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**THE BUNGALOW, STATION ROAD,
BRENT KNOLL, SOMERSET, TA9 4BH**
FOR SALE BY PUBLIC AUCTION

For Sale By Public Auction (subject to Reserve, Conditions of Sale and unless sold meanwhile) at Rookery Manor, Edingworth Road, Edingworth, Weston-super-Mare, BS24 0JB on Wednesday 16th September 2020 at 7:00pm

Guide Price: £240,000/£260,000

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

All purchasers will be required to pay the Auctioneers an administration fee of £600 including VAT and produce two forms of identification

NB. Deposits can only be paid by Personal Cheque or Banker's Order

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Occupying a rural location on the outskirts of this much sought after Somerset Village well placed for access to the seaside town of Burnham on Sea and the M5 motorway at Edithmead (Junction 22). Rare opportunity to acquire an extended 2 Bedroom Detached 'Woolaway' Bungalow of non-traditional construction. The property is well presented with oil fired central heating and double glazing and stands in large gardens with a tandem garage/workshop. The property offers potential to extend or re-develop (subject to obtaining and necessary consents).

Accommodation:

(with approximate measurements)

Entrance:

Double glazed front door to Entrance Porch with further door to:-

Hall:

Radiator. Telephone point. Store cupboard.

Lounge:

14' x 11'6 (4.27m x 3.51m)

Tiled fireplace with woodburner. Radiator. TV point. Wide arch to:-

Dining Room:

12'7 x 9'7 (3.84m x 2.92m)

Radiator. Sliding patio doors to Rear Garden.

Kitchen:

10'8 x 9'7 (3.25m x 2.92m)

Wall and base units with roll edge worksurfaces over. Single drainer stainless steel sink unit. Cooker point with extractor. Plumbing for a washing machine. 'Worcester' oil fired boiler (installed March 2020) providing central heating and hot water. Wide opening into:-

Breakfast Room:

9'7 x 7' (2.92m x 2.13m)

Radiator. Base units. Double glazed door to Rear Garden.

Bedroom 1:

13'10 x 11' (4.22m x 3.35m)

Radiator. TV point.

Bedroom 2:

14' x 8'8 (4.27m x 2.64m)

Radiator.

Bathroom:

Panelled bath with 'Mira' shower and screen over. low level WC. Pedestal wash basin. Tiled splashback. Radiator.

Outside:

The property stands in a large plot approached over a private lane, The gardens back on to fields and are laid mainly to lawn with screen hedging and patio. Oil storage tank. Driveway leading to attached Tandem Garage/Workshop: 43' x 9'4 (13.11m x 2.84m) with up and over door, power and light. Personal door to rear.

Services:

Mains electricity and water. Oil storage tank. Private drainage.

Council Tax:

Band C

Conditions of Sale:

From the Solicitors:-

Merryweather Williams

31 College Street

Burnham on Sea

TA8 1AS

Ref: Richard Williams

01278 780151

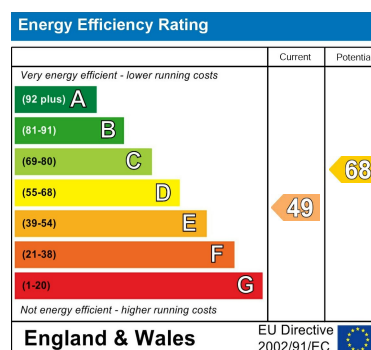
rhw@merryweatherwilliams.com

Data Protection:

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Ground Floor
Approx. 121.7 sq. metres (1309.7 sq. feet)



Total area: approx. 121.7 sq. metres (1309.7 sq. feet)

Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.

