



**'COPPINS', BURTON ROW,  
BRENT KNOLL, TA9 4BW**

**£390,000**

Located in this highly sought after village location between the seaside towns of Burnham on Sea and Weston super Mare and well placed for access to the M5 motorway at Edithmead (Junction 22)

A 4 Bedroom Link-Detached House standing in a generous plot with rural views to the front and rear. The property is well presented and has the benefit of gas central heating, double glazing and a garage with parking. An internal inspection is highly recommended.



**Accommodation:**  
(with approximate measurements)

**Entrance:**  
Upvc front door to:-

**Hall:**  
Radiator. Staircase rising to First Floor. Understairs cupboard.

**Lounge:**  
19' x 10'10 (5.79m x 3.30m)  
Fire surround with fitted electric fire. Radiator. TV point.  
Arch to:-

**Breakfast Room:**  
11'4 x 9'5 max (3.45m x 2.87m max)  
Radiator. Double glazed french doors to:-

**Conservatory:**  
13' x 10'10 (3.96m x 3.30m)  
Double glazed french doors to Rear Garden.

**Kitchen:**  
11'2 x 9'4 (3.40m x 2.84m)  
Range of wall and base units with roll edge worksurfaces over. 1.5 bowl single drainer stainless steel sink unit with mixer tap over. fitted double oven and 4 ring hob.  
Plumbing for a dishwasher. Tiled splashback. Cupboard housing 'Baxi' gas fired boiler providing central heating and hot water.

**Utility Room:**  
6'7 x 6' (2.01m x 1.83m)  
Worksurface with double cupboard over. Plumbing for a washing machine. Space for a fridge/freezer and tumble dryer.

**Cloakroom:**  
Low level WC. Corner wash basin. Tiled splashback.  
Radiator.

**Dining Room:**  
14'8 x 13' (4.47m x 3.96m)  
Radiator. TV point. Double glazed french doors to Rear Garden. Door to Lobby with personal door to Garage and further door to front.

**First Floor Landing:**  
Access to loft space. Airing cupboard.

**Bedroom 1:**  
14' x 12' max (4.27m x 3.66m max)  
Range of wardrobes. TV and telephone points. Radiator.  
Vanity wash basin.

**Bedroom 2:**  
10'9 x 10'6 (3.28m x 3.20m)  
Radiator. Built-in wardrobe. Vanity wash basin.

**Bedroom 3:**  
12'2 x 7'9 max (3.71m x 2.36m max)  
Radiator. Built-in wardrobe.

**Bedroom 4:**  
9'8 x 6'7 (2.95m x 2.01m)  
Radiator.

**Bathroom:**  
Panelled bath with 'Mira' shower and screen over. Low level WC. Pedestal wash basin. Tiled splashback.  
Radiator.

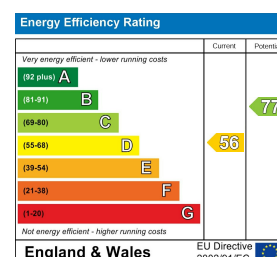
**Outside:**  
Driveway with turning space leading to Garage: 18'6 x 10' (5.64m x 3.05m) with up and over door, power and light. Front Garden laid to lawn with borders. Rear Garden backing onto fields and laid mainly to lawn with borders, patio, timber shed and summerhouse.

**Council Tax:**  
Band D

**Data Protection:**  
When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - [www.stephenand.co.uk](http://www.stephenand.co.uk)

**Anti-Money Laundering**  
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

**Consumer Protection from Unfair Trading Regulation**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





### Ground Floor

Approx. 105.8 sq. metres (1139.0 sq. feet)



### First Floor

Approx. 56.0 sq. metres (602.9 sq. feet)



Total area: approx. 161.8 sq. metres (1741.9 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.





