



10 South Brent Close, Brent Knoll TA9 4BS

£395,000 Freehold

COOPER
AND
TANNER



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Description

Set in an enviable position within a popular close this detached property offers well-proportioned living space throughout.

On entering, the hallway a door leads to a downstairs cloakroom and a storage cupboard. The sitting room has a front aspect and has feature fireplace adding a focal point. The kitchen is fitted with modern base and wall units, with integrated appliances including a hob, double oven, dishwasher, larder style refrigerator, washing machine and tumble dryer. The kitchen enjoys panoramic views onto neighbouring fields and a door leads out onto the garden. There is also space for a table and chairs. A door from the kitchen leads to a second reception room, currently being used as a dining room with patio doors opening out onto the rear garden. There is also a useful study.

On the first floor there is a family bathroom comprising a modern suite, with a wash hand

basin, low level WC and panelled bath with a hand-held shower. The master bedroom has fitted wardrobes and an en suite shower room. A large window allows plenty of light with far-reaching views to enjoy. There are two further double bedrooms and a single room.

Outside

The property occupies a unique and generous plot with a garden area to the front extending down to the rhyme, offering a peaceful area to sit and enjoy the wildlife and views towards the Quantock Hills. There is driveway parking and an integral garage. A side pedestrian gate gives access to the rear garden, laid to lawn and a variety of trees, shrubs and herbaceous borders. There are two garden sheds offering useful storage space. To make the most of the views, there are three seating areas and a jetty. The garden enjoys plenty of sunshine throughout the day.









Situation

Brent Knoll is a popular village located in Somerset. There are many facilities on offer to include a village shop, church, village hall and pub. Schooling falls in to the reputable Wessex Learning Trust with a three tier system, with Brent Knoll first school feeding into Sexey's Middle School and Kings of Wessex secondary school.

There are excellent transport links to both the A38 to Bristol and Taunton. Just a short drive to J22 on the M5 gives access to Bristol and the South West. Bristol Airport is just 18 miles distant.

Directions

On entering the village of Brent Knoll, continue along passing the school and pub until you reach a junction. Take a left onto Station road and South Brent Close is the second on the left. As you enter into the close the road bends around to the right and the property can be found shortly after on the left-hand side.



Local Information Brent Knoll

Local Council: Sedgemoor District Council

Council Tax Band: E

Heating: Gas central heating

Services: All mains services

Tenure: Freehold



Motorway Links

- M5



Train Links

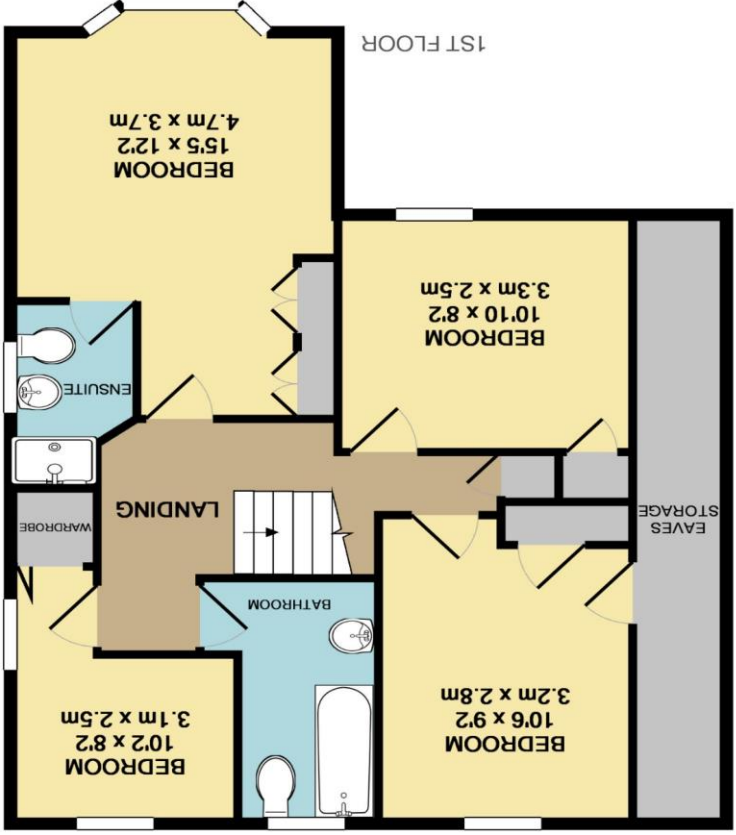
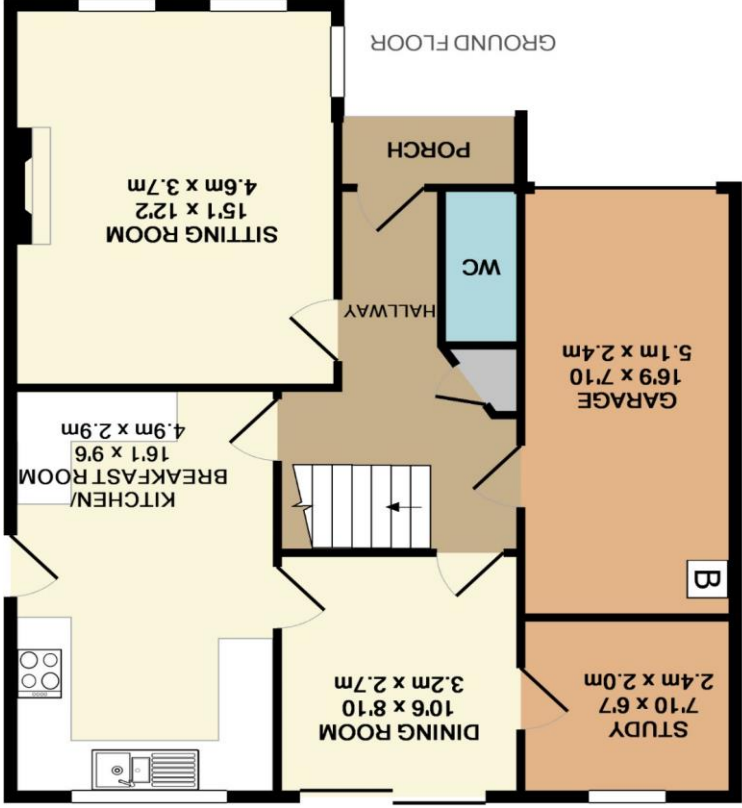
- Highbridge Train Station



Nearest Schools

- Brent Knoll First School
- Hugh Sexey's Middle School
- Kings of Wessex Academy





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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