



GIBBINS RICHARDS 
Making home moves happen

St Martins, Strowlands, East Brent, Nr. Highbridge TA9 4JH
Offers in Excess of £400,000

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An exceptionally well presented and extended detached bungalow providing spacious and versatile accommodation within this sought after village location. The accommodation includes a light and airy sitting room, re-fitted kitchen including dual fuel oven, three/four bedrooms including en-suite shower room and separate bathroom. Garage, store room, ample off road parking, generous size secluded rear garden. NO ONWARD CHAIN.

Tenure: Freehold / Energy Rating: D / Council Tax Band: E

An internal inspection is highly recommended to fully appreciate this stylish detached bungalow which has undergone a number of improvements in recent years including re-fitted kitchen, bathroom and en-suite shower room. The property stands in generous size gardens with a good degree of frontage providing multiple off road parking, garage and access to a fully enclosed rear garden which faces a sunny south/easterly aspect. East Brent is a popular village which is conveniently situated between the coastal towns of Burnham On Sea and Weston Super Mare and is also within a short drive of Junction 22 of the M5 motorway, which offers excellent commuting links to Bristol, Taunton, Exeter etc. There is a mainline railway station in nearby Highbridge and Bristol Airport is within convenient reach. Within East Brent village there is a popular primary school, village store, historic church and public house.

NO ONWARD CHAIN
EXCEPTIONAL VILLAGE BUNGALOW
SPACIOUS & VERSATILE ACCOMMODATION
SITTING ROOM
RE-FITTED QUALITY KITCHEN WITH BUILT-IN APPLIANCES
RE-FITTED BATHROOM / EN-SUITE SHOWER ROOM
THREE/FOUR BEDROOMS
GENEROUS GARDENS
AMPLE OFF ROAD PARKING / GARAGE
GAS CENTRAL HEATING



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Entrance Lobby Entrance Hall	Door into; Boiler cupboard containing combination gas fired boiler.
Sitting Room	16' 11" x 12' 2" (5.15m x 3.71m)
Kitchen	12' 2" x 12' 2" (3.71m x 3.71m) Re-fitted with a range of appliances to include 'Range' dual fuel oven, fridge/freezer, dishwasher unit, plumbing for washing machine, door to exterior.
Bedroom 1	13' 10" x 10' 10" (4.21m x 3.30m) Access to garden.
En-Suite Shower Room	Shower enclosure, WC and wash hand basin.
Bedroom 2	13' 0" x 11' 0" (3.96m x 3.35m)
Bedroom 3	11' 0" x 7' 6" (3.35m x 2.28m)
Bedroom 4/Study	10' 0" x 9' 0" (3.05m x 2.74m)
Bathroom	7' 0" x 6' 0" (2.13m x 1.83m) Re-fitted with 'P' shaped bath, shower mixer, WC and wash hand basin.
Outside	Benefits from a good degree of frontage with long lawn front garden, side driveway and turning bay with a further driveway leading to a garage with personal door and access to a generous size rear garden which faces a due south/easterly aspect. The garden incorporates a sun patio, level lawn with various mature trees and surrounding fence work.



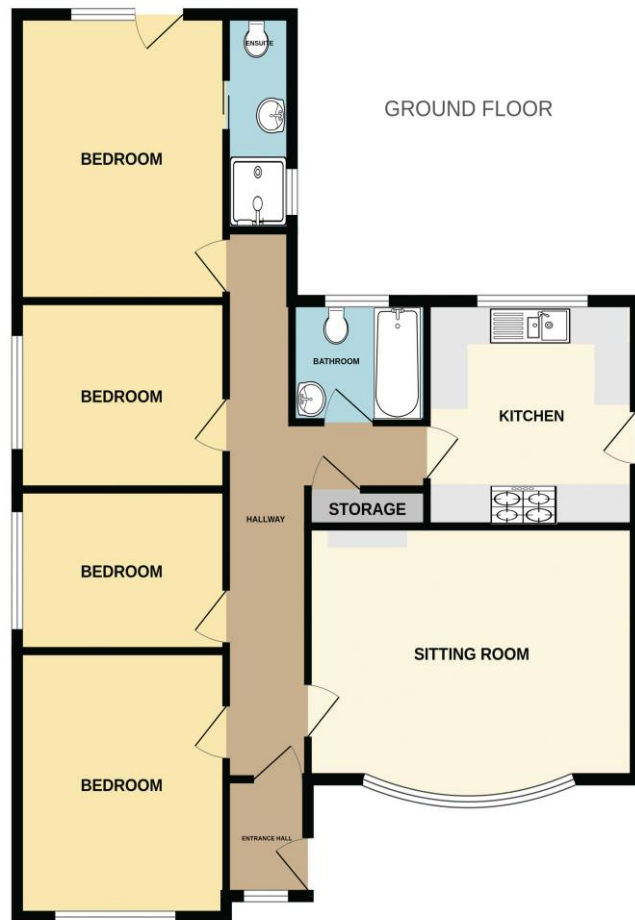
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
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