



The Magnolias, 5 Ham Mews, Old Bristol Road, East Brent, Somerset, TA9 4HX



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# The Magnolias, 5 Ham Mews, Old Bristol Road, East Brent, Somerset, TA9 4HX

£499,950

Nestled within a serene cul-de-sac, this exclusive development unveils a limited collection of five, freehold detached family homes. Located on a private road, this meticulously planned community sets the stage for a unique and desirable family life setting, where privacy meets convenience. The limited number of residences encourages an intimate community atmosphere, fostering a close-knit neighbourhood experience. The carefully crafted design of the cul-de-sac and private road not only adds to the aesthetic appeal but also creates a peaceful environment. Positioned in a semi-rural setting, the development offers residents the best of both worlds. Immerse yourself in the charm of countryside living while still enjoying easy access to local schools, transport links, and essential amenities. Transport links are strategically close, facilitating effortless commutes to neighbouring areas. Whether you're heading to work, school, or exploring nearby attractions, the well-connected infrastructure ensures you can do so with ease. The accommodation comprises an entrance hall, living room, beautiful open plan kitchen/dining room, WC, four fantastic bedrooms, family bathroom and en-suite. There are two distinct house types on this development, each offering its own distinctive character and architectural charm. This diversity allows prospective homeowners to choose a residence that not only meets their practical needs but also resonates with their aesthetic preferences. Parking is a breeze with each residence boasting its own driveway, ensuring that you and your guests always have a dedicated space. For added convenience, garages accompany each home, providing shelter for your vehicles and additional storage space. Known for its idyllic countryside and close proximity to the stunning coastline, East Brent offers a peaceful and tranquil setting for residents to enjoy. Located a short distance from the property, you'll find a range of local amenities including traditional pubs, and convenient transport links. Surrounded by natural beauty, East Brent is the perfect setting for those who enjoy country pursuits. From leisurely walks along the Mendip Hills to exploring the nearby Somerset Levels, there is something for everyone to enjoy.

- An exclusive and intimate development of five detached, freehold, family homes
- Positioned on a private road and cul-de-sac, offering a unique and desirable family life setting
- Semi-rural positioning, within reach of local schools, transport links and amenities
- Immaculately appointed with spectacular kitchen, living room and flexible spaces
- Two house types available, with the first phase complete and ready to welcome new owners!
- All complete with private gardens, driveway and garages
- SAP rating – 87 B, Council tax band - Allocated upon completion





# Accommodation

## Entrance

On approach to the property there is a composite double glazed entrance door into entrance hallway.

## Hallway

Impressive entrance area, wood effect laminate vinyl tile flooring, underfloor heating throughout, useful under stairs storage cupboard, doors to ground floor rooms, ceiling lights.

## Living Room

A wonderful light and bright living area with UPVC double glazed sliding sash windows, folding internal timber framed doors to kitchen / dining room, ceiling lights.

## Kitchen / Dining Room

Prepare to be impressed by this fantastic, well appointed hub of the home! The kitchen area is finished to an immaculate standard with a range of well presented wall and floor units and quartz worktops over, one and a half bowl composite sink and drainer positioned under a UPVC double glazed sash window, flooring, electric hob with extraction hood over, eyelevel oven, integrated microwave, fridge freezer and dishwasher, breakfast bar feature, a fantastic dining area with aluminium double glazed bi-folding doors onto rear garden, ceiling spotlights, ceiling lights.

## Cloakroom

A low-level WC, wash hand basin, extraction fan, ceiling light.

## Stairs rising from entrance hallway to first floor landing

## First Floor Landing

Doors to first floor rooms, timber balustrade, UPVC double glazed window, roof access hatch, built-in storage cupboard housing hot water tank, radiator, ceiling light.

## Bathroom

Low-level WC, wash hand basin over vanity unit, wood effect vinyl flooring, 'P' shaped panel bath with mains fed shower and glass screen over, UPVC double glazed sash window, heated towel rail, extraction fan, ceiling spotlights.

## Bedroom Four

UPVC double glazed sash window, radiator, ceiling light.



### **Bedroom Three**

UPVC double glazed sash window, radiator, ceiling light.

### **Bedroom Two**

UPVC double glazed sash window, radiator, ceiling light.

### **Master Bedroom**

Impressive double master bedroom with a UPVC double glazed window, radiator, ceiling light, door to en-suite shower room.

### **En-suite**

Low-level WC, wash hand basin, vanity unit, shower, heated towel rail, UPVC double glazed window, extraction fan, ceiling spotlights.

### **Outside**

#### **Front**

As you approach the property, there is a tarmac driveway providing valuable off street parking, gated access to the rear garden.

#### **Rear**

A private and enclosed rear garden, patio pathway and patio area, areas laid to lawn, enclosed by timber fencing, water supply, air source heat pump.

#### **Integral Garage**

Electric roller shutter door, ceiling light.

#### **Tenure**

Freehold.

#### **Services**

Mains electric, drainage and water.

#### **Management Company**

The property is located on a private road, there will be a management company set up and each property owner will be a director.



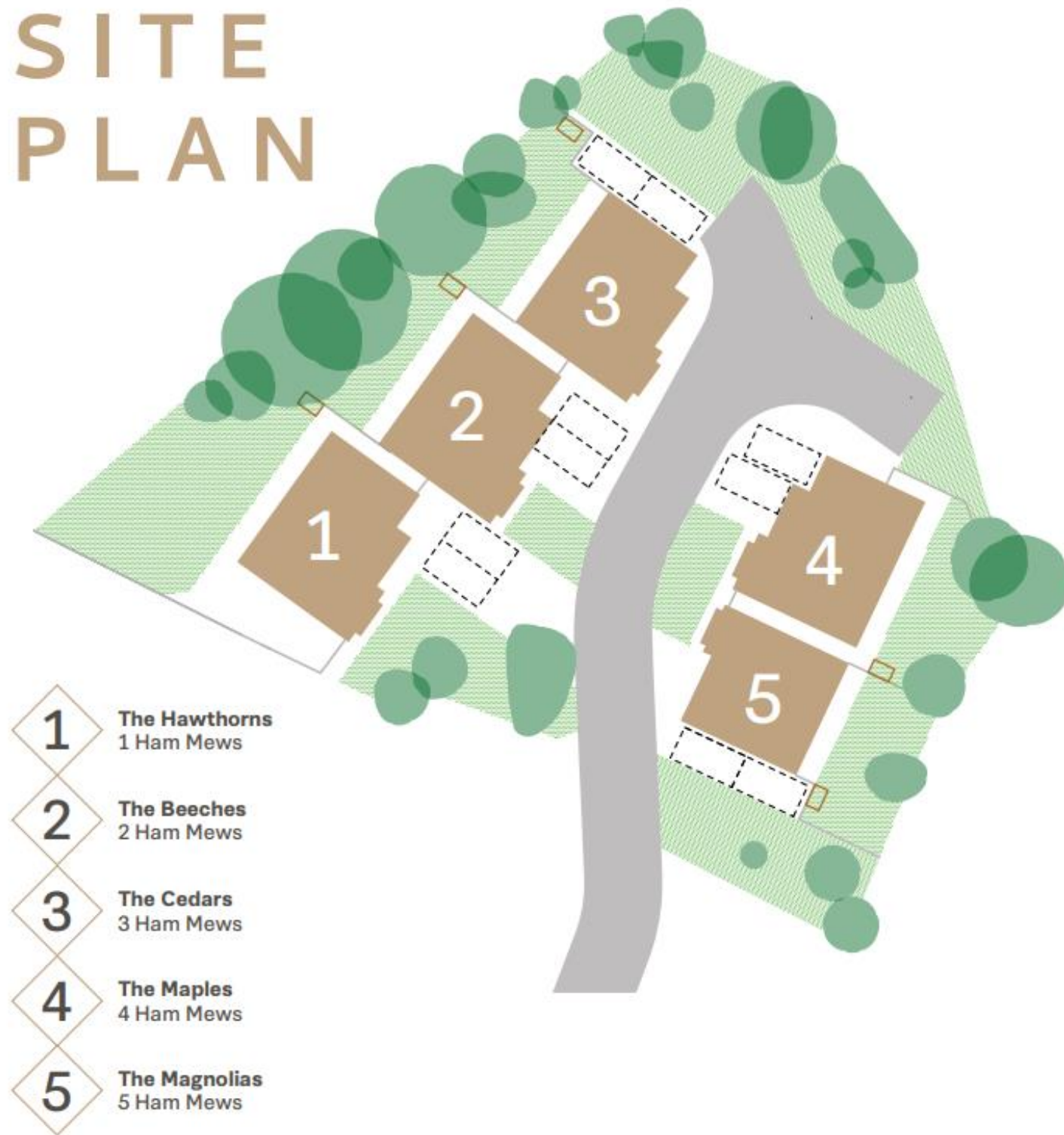








# SITE PLAN





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# DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare,  
North Somerset, BS23 1JN

01934 815 053 [info@davidplaister.co.uk](mailto:info@davidplaister.co.uk)

[www.davidplaister.co.uk](http://www.davidplaister.co.uk)