



Highcroft

Sandene Close, TA2 6EP

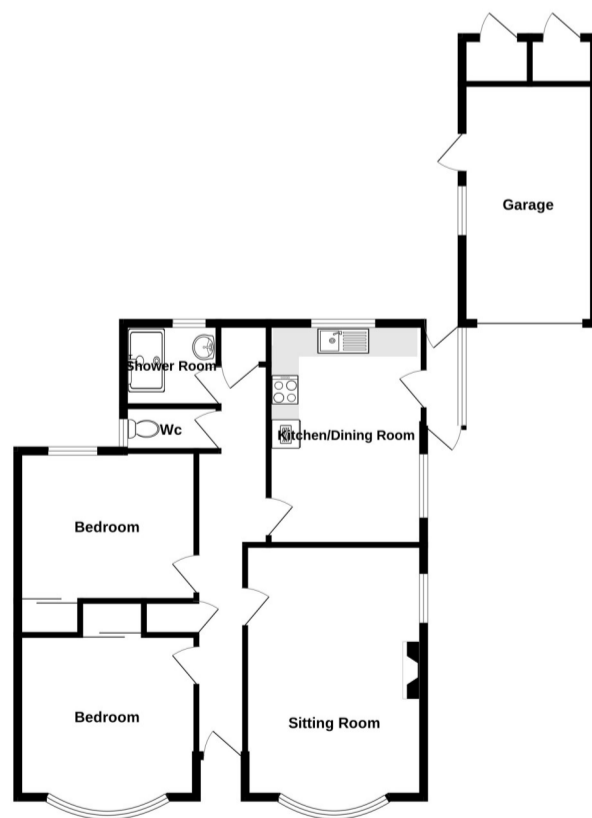
£325,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



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 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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& Tuckwood**

GROUND FLOOR: ENTRANCE HALLWAY, LIVING ROOM: 19'9" x 12'4" max (6.01m x 3.75m max), KITCHEN: 14'9" x 10'4" (4.49m x 3.14m), REAR PORCH,

BEDROOM ONE: 13'7" x 12'3" max (4.14m x 3.73m max), BEDROOM TWO: 12'3" x 9'9" (3.73m x 2.97m), SHOWER ROOM: 6'5" x 5'7" (1.95m x 1.70m), WC: 6'1" x 2'6" (1.85m x 0.76m)

EXTERNAL: GARAGE: 16'7" x 8'2" (5.05m x 2.48m), SHED ONE: 3'9" x 2'8" (1.14m x 0.81m), SHED TWO: 3'9" x 2'5" (1.14m x 0.73m)

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Description

A two bedroom detached bungalow situated within the popular village of Staplegrove.

With gardens to both the side and rear, plus a single garage and off-road parking.

Offered to the market with vacant possession and no onward chain.

- No Onward Chain
- Detached Bungalow
- Popular Residential Location
- Gas Central Heating
- uPVC Double Glazing
- Single Garage With Power And Light
- Potential To Extend



Offered to the market with vacant possession and no onward chain, is this spacious, two bedroom detached bungalow which is situated in a tucked-away position within the popular village of Staplegrove. The property is warmed via a gas fired central heating system and is uPVC double glazed throughout. The accommodation comprises in brief; entrance hallway, living room with bow window providing aspect to the front, kitchen/dining room fitted with a selection of wall mounted and base level cupboards with work surfaces over, two double bedrooms (both with integrated wardrobes) and a shower room comprising wash hand basin and shower cubicle.

There is a separate WC located next to the shower room. Externally, the garden is a good size and is predominantly laid to lawn. There is an area of hard standing ideal for a summerhouse or greenhouse. The garden wraps all the way around the property and extends across the private road onto the bank. Alongside the property there is a single garage with double doors, power and lighting. Additionally, there are two brick-built sheds. There is ample space for extension to either the side or rear of the property, subject to the necessary planning permissions.

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GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Agents Note: Please note that the fields opposite the property have planning permission for new homes as part of the Staplegrove West development. Please contact us for plans and further information. We understand that the road to the front of the property is private.

Property Location: w3w.co/donor.mutual.views

Council Tax Band: E

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared January 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



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