



## 27 Shutewater Close

Bishops Hull, TA1 5EH

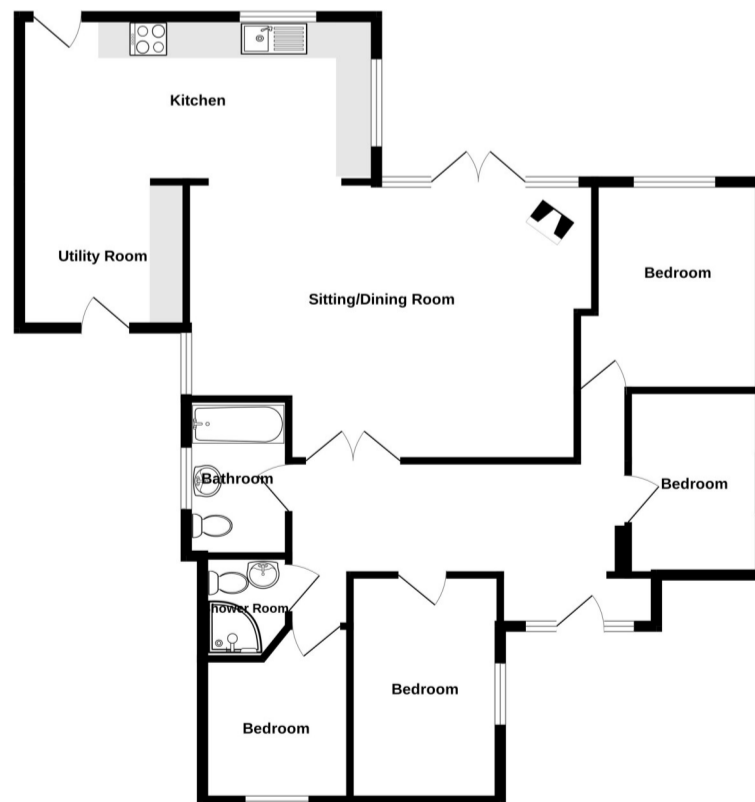
£389,950 Freehold



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 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. Made with Metropix ©2023

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**GROUND FLOOR:** LIVING ROOM: 21'6" x 14'11" (6.55m x 4.54m), L-SHAPED KITCHEN/UTILITY AREA: 18'8" x 17'3" (5.68m x 5.25m), BEDROOM ONE: 11'8" x 9'9" (3.55m x 2.97m),

BEDROOM TWO: 7'10" x 12'0" (2.38m x 3.65m), BEDROOM THREE: 10'0" x 6'10" (3.04m x 2.08m), BEDROOM FOUR: 7'7" x 9'0" (2.31m x 2.74m),

BATHROOM: 8'7" x 5'4" (2.61m x 1.62m), SHOWER ROOM: 4'6" x 5'6" (1.37m x 1.67m)

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# Description

Situated in a cul-de-sac position and occupying a well kept corner plot, is this spacious four bedroom extended detached bungalow.

The property, which is offered to the market in excellent decorative order, offers light and airy accommodation benefitted by uPVC double glazing and mains gas fired central heating.

- Detached Bungalow
- 4 bedrooms
- Generous Size Corner Plot
- Cul-De-Sac Position
- Popular Residential Location



Internally, the property comprises of front door into wide entrance hall, large living/dining room with wood burning stove and French doors to the garden. A large opening through to a L-shaped kitchen/utility which sits in an area of the bungalow which has been extended. The kitchen is fitted with a range of matching wall and base units, roll edge work surfaces and upstands with space for range oven, space and plumbing for dishwasher and American fridge. There is a useful utility space with space and plumbing for washing machine and tumble dryer. Doors offer access to both the front and rear.

From the main entrance hallway, is access to four well proportioned bedrooms. There is a family bathroom and a useful separate refitted shower room. Externally, the property is set on a generous size corner plot which is well screened and offers a good degree of privacy. The rear garden has been laid predominantly to decorative gravel chippings and offers gated rear access. There is an area of raised timber decking and a variety of trees, plants and shrubs. To the front is a further area of gravelled chippings offering off-road parking for several family vehicles.

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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.

**Property Location:** [w3w.co/sheet.crass.fill](http://w3w.co/sheet.crass.fill)

**Council Tax Band:** E

**Broadband Availability:** Superfast with up to 71 Mbps download speed and 20 Mbps upload speed.

**Mobile Phone Coverage:** Indoor—limited voice & data available with EE & Vodafone; limited voice only with O2. Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low. Surface water—low.

**Agents Note:** We understand that the three cherry trees in the garden have got Tree Preservation Orders.

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 February 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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