



Enderley

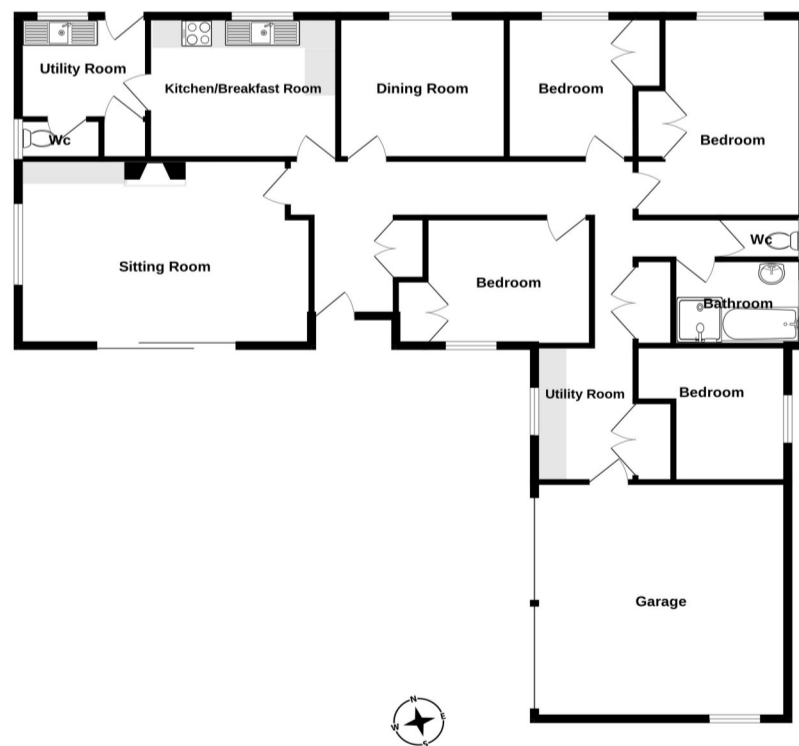
Hope Corner Lane, TA2 7PB
OIRO £400,000 Freehold

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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 02023

Wilkie May & Tuckwood

GROUND FLOOR: ENTRANCE HALLWAY, LIVING ROOM: 19'0" x 12'9" max (5.79m x 3.88m max), KITCHEN: 12'3" x 9'8" (3.73m x 2.94m), UTILITY ROOM: 8'4" x 6'8" (2.54m x 2.03m), CLOAKROOM: 5'4" x 2'6" (1.62m x 0.76m), DINING ROOM: 10'9" x 9'9" (3.27m x 2.97m), BEDROOM ONE: 13'9" x 10'8" (4.19m x 3.25m), BEDROOM TWO: 10'8" x 9'6" (3.25m x 0.76m), BEDROOM THREE: 9'8" x 8'3" (2.94m x 2.51m), BEDROOM FOUR/STUDY: 9'4" x 6'9" (2.84m x 2.05m), BATHROOM: 8'3" x 5'7" (2.51m x 1.70m), WC: 5'2" x 2'6" (1.57m x 0.76m), INNER HALLWAY: 9'4" x 6'5" (2.84m x 1.95m), DOUBLE GARAGE: 17'5" x 16'4" (5.30m x 4.97m)

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Description

Offered to the market with vacant possession and no onward chain is this four bedroom, detached bungalow which is in need of general modernisation throughout.

The property sits on a good size plot at the end of a private driveway. There is double glazing throughout and a gas fired central heating system.

- Four Bedrooms
- Detached
- No Onward Chain
- Double Glazing
- Gas Fired Central Heating
- Double Garage
- Requires Modernisation



The accommodation comprises in brief; entrance hallway with two full height storage cupboards, living room with double glazed window providing aspect to the front, good size kitchen/breakfast room with a selection of wall mounted and base level storage cupboards with work surfaces above. Off the kitchen there is a useful utility room with space/plumbing for a washing machine, wall mounted gas boiler and access into a cloakroom with a low level WC. Accessed off the hallway, there is a dining room with a double glazed window providing aspect to the rear.

There are four bedrooms, three of which have integrated wardrobes. There is a good size utility/inner hallway which offers internal access into the double garage. The bathroom comprises panelled bath with a separate shower cubicle and a wash hand basin. There is a separate WC next to the bathroom. Externally, the rear garden is private and laid predominantly to lawn with a selection of established flower and shrub borders. There is also an area of patio and an outside light. To the front of the property there is a driveway providing off road parking for three cars. The double garage has power, lighting and two electric up-and-over doors.

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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/alive.rear.both

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 March 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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