



**38 Eastwick Road**  
 Taunton, TA2 7HX  
 £320,000 Freehold

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<b>2</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May  
& Tuckwood**

## Floor Plan



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 C5023

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& Tuckwood**

**GROUND FLOOR:** ENTRANCE HALLWAY, SITTING ROOM: 15'4" x 10'9" max (4.67m x 3.27m max), DINING ROOM: 10'3" x 9'7" (3.12m x 2.92m), KITCHEN: 9'7" x 8'2" (2.92m x 2.48m), CONSERVATORY: 17'9" x 8'6" (5.41m x 2.59m), BEDROOM ONE: 13'2" x 8'8" (4.01m x 2.64m), BEDROOM TWO: 10'0" x 9'7" (3.04m x 2.92m), BATHROOM: 7'5" x 5'5" (2.26m x 1.65m), LOFT: 13'1" x 10'1" max (3.98m x 3.07m max)

**WM&T**

# Description

Offered to the market with vacant possession and no onward chain is this spacious, two bedroom detached bungalow with a large South facing rear garden.

The property offers a gated driveway providing off road parking for several cars and a large garage with power and lighting. The bungalow is uPVC double glazed and warmed via a gas fired central heating system.

There was previously an outline planning permission granted for the erection of a new bungalow alongside the current property, however this has now lapsed so would be subject to a re-application.

- Detached Bungalow
- Large South Facing Garden
- Off-Road Parking For Several Cars
- No Onward Chain
- Gas Fired Central Heating
- uPVC Double Glazed
- (Lapsed) Outline Planning Permission Granted For New Dwelling



The accommodation comprises in brief; entrance hallway with doors providing access into all principle rooms, a sitting room with gas fire and access into the conservatory. The conservatory has uPVC double glazed doors proving access into the rear garden and an internal door leading into the kitchen. The kitchen is fitted with a selection of matching wall and base storage units, roll edge work surfaces, space and plumbing for a washing machine, integrated four ring gas hob and an integrated double electric oven. Accessed off the kitchen is a dining room which has space for a good size table.

The family bathroom comprises low level wc, wash hand basin and a panelled bath with shower attachment. The ground floor accommodation is completed with two double bedrooms, the master bedroom having several integrated wardrobes. Off the entrance hallway there is a staircase leading to a useful loft with dormer window. Externally, the property sits on a very generous size South facing plot. The garden is split up into several different areas including an area of lawn, an area of patio and a vegetable patch/selection of raised planters. There is a variety of mature flower and shrub borders, an outside tap, outside WC, two gardeners workshops and a large garage with power and lighting.



## 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/bind.accent.upper](https://www.w3w.co/bind.accent.upper)

**Council Tax Band:** D

**Broadband Availability:** Ultrafast with up to 1,000Mbps download speed and 220 Mbps upload speed.

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

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

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 June 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:

<sup>8</sup> 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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