

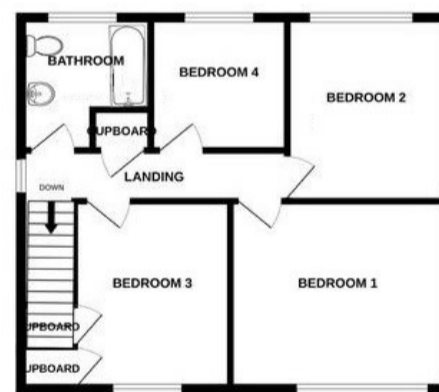


**28 Great Mead,**  
 Bishops Hull, TA1 5HE  
 £450,000 Freehold

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<b>4</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May  
 & Tuckwood**

## Floor Plan



**GROUND FLOOR:** ENTRANCE PORCH, ENTRANCE HALLWAY, CLOAKROOM: 5'3" x 3'2" (1.60m x 0.96m), LIVING ROOM: 17'6" x 11'3" (5.33m x 3.40m), DINING ROOM: 12'8" x 10'5", (3.86m x 3.17m) KITCHEN: 11'6" x 10'5" (3.50m x 3.17m) CONSERVATORY 12'2" x 11'1" (3.70m x 3.37m), UTILITY ROOM 7'11" x 7'2" (2.41m x 2.18m) STUDY 10'5" x 7'6" (3.17m x 2.28)

**FIRST FLOOR:** LANDING, BEDROOM ONE: 12'3" x 11'2" (3.73m x 3.40m), BEDROOM TWO: 11'2" x 9'1" (3.40m x 2.76m), BEDROOM THREE: 11'2" x 8'9" (3.40m x 2.66m)

BEDROOM FOUR: 8'0" x 7'8" (2.43m x 2.33m), BATHROOM: 7'9" x 7'4" max (2.36m x 2.23m)



# Description:

Situated within the popular village of Bishops Hull, is this beautifully presented four bedroom detached family home.

The property occupies a corner plot in this popular cul-de-sac, is warmed via a gas fired central heating system and is uPVC double glazed throughout.

Externally there is a South facing rear garden, double garage and driveway providing off road parking for several vehicles.

- Four Bedrooms
- Popular Village Location
- South Facing Rear Garden
- Double Garage
- uPVC Double Glazing
- Gas Central Heating
- Conservatory Extension



The accommodation is arranged over two floors and comprises in brief; entrance porch leading into entrance hallway with stairs rising to the first floor, cloakroom with low level wc and wash hand basin, living room with uPVC double glazed window providing aspect to the front, sliding doors into a good size dining room, doorway leading into a conservatory with tiled floor and French doors leading into the rear garden. The kitchen offers a selection of matching wall and base storage units, roll edge work surfaces, space and plumbing for a dishwasher, space for a gas cooker, stainless steel sink with hot and cold mixer tap and door leading into the utility room. There is further work space in the utility room plus space and

plumbing for a washing machine, space for a tumble drier and space for a fridge/freezer. The ground floor accommodation is completed with a useful study/snug - ideal for home working. On the first floor there are four bedrooms and a family bathroom comprising low level wc, wash hand basin and a 'P' shaped paneled bath with a shower over. Externally, there is a South facing rear garden which is predominantly laid to lawn and decking. There is an outside tap, outside light and a gated off road parking area ideal for a caravan or motorhome. To the front of the property is driveway providing off road parking for several cars and a double garage with two up-and-over doors, power and lighting.

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## GENERAL REMARKS AND STIPULATIONS:

**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/cones.tooth.sings](http://w3w.co/cones.tooth.sings)

**Council Tax Band:** E

**Agents Note:** The property has leasehold solar panels on a lease agreement which runs until 2036. There is an option to buy outright. Please check lending options with your mortgage provider prior to offering.

**Broadband Availability:** Superfast with up to 43 Mbps download speed and 10 Mbps upload speed.

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

'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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