



‘Westholme’

Creech Heathfield, TA3 5EH
£430,000 Freehold


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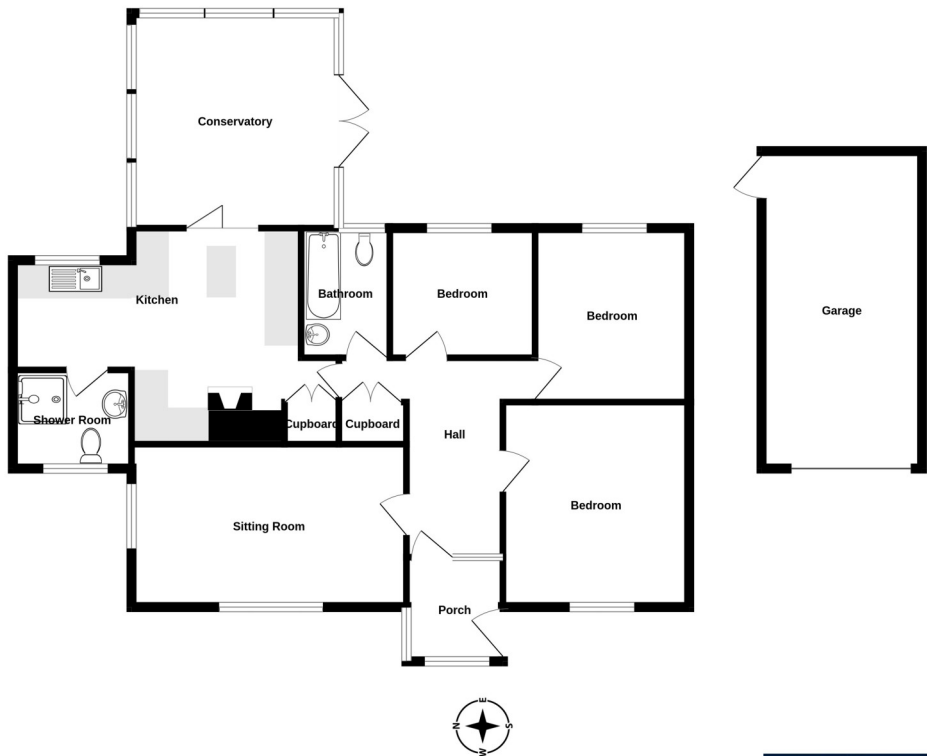
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Wilkie May
& Tuckwood

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.
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Wilkie May
& Tuckwood

GROUND FLOOR: SITTING ROOM: 16’2” x 9’10” (4.92m x 2.99m), KITCHEN: 17’8” x 11’4” max (5.38m x 3.45m max), CONSERVATORY: 12’9” x 12’5” (3.88m x 3.78m),
SHOWER ROOM: 6’3” x 4’10” (1.90m x 1.47m), BEDROOM ONE: 11’0” x 11’1” (3.35m x 3.37m), BEDROOM TWO: 10’11” x 8’11” (3.32m x 2.71m),
BEDROOM THREE: 7’10” x 7’10” (2.38m x 2.38m), BATHROOM: 5’4” x 7’9” (1.62m x 2.36m)
EXTERNAL: GARAGE: 23’8” x 8’10” (7.21m x 2.69m), WORKSHOP: 6’6” x 7’0” (1.98m x 2.13m)

Description

A beautifully presented and extended three bedroom detached bungalow set in the centre of a large well kept plot within this sought after village location.

The property, which is offered in excellent decorative order, benefits from uPVC double glazing and mains gas fired central heating and has been further enhanced by the addition of an extension to the side to create additional kitchen space and a shower room, as well as the addition of a double glazed conservatory off the kitchen.

- Detached Bungalow
- Three Bedrooms
- Front And Rear Gardens
- Single Garage With Workshop
- Gas Central Heating
- uPVC Double Glazing



Internally, a front door leads into an entrance porch with further door through to a wide entrance hall. The sitting room has dual aspect front and side windows, ensuring a light and airy living space. The kitchen has been fully refitted and extended and comprises a range of matching wall and base units, work surfaces and tiled splashbacks. There is an integrated stainless steel oven, electric hob and extractor above with space and plumbing for a washing machine, space for a fridge/freezer, an integrated dishwasher, wood burning stove, concealed wall mounted boiler and separate airing cupboard housing a hot water cylinder. From the kitchen there are doors leading out to a good size double glazed conservatory, which in turn offers access to the garden.

There are three bedrooms and a well appointed family bathroom comprising of wc, wash hand basin, bath with tiled surround and shower over as well as a glass screen. Externally, the property is set in beautifully tended front and rear gardens. A five-bar timber gate leads to a decorative gravel chipping driveway offering off-road parking for two cars which in turn leads to a garage with up-and-over door. The garage measures 23'8" x 8'10" and has electric power and light with a useful workshop/store behind. The rear garden is fully enclosed offering a good degree of privacy. An area of patio adjoins the rear of the bungalow with the remainder laid to well kept lawn with mature shrub borders. There is a vegetable patch to the right-hand side of the garden.



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/worksheets.that.occupations](https://www.w3w.co/worksheets/that/occupations)

Council Tax Band: D

Broadband Availability: Superfast with up to 56 Mbps download speed and 12 Mbps upload speed.

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

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

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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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