



## Lane House

Broadway, TA19 9RE

£850,000 Freehold



Wilkie May  
& Tuckwood

## Floor Plan

Approximate Gross Internal Area = 257.0 sq m / 2766 sq ft  
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1007432)

**GROUND FLOOR:** ENTRANCE HALLWAY, CLOAKROOM, LOUNGE: 20'4" x 13'1" (6.20m x 4.00m), KITCHEN: 16'1" x 10'4" (4.90m x 3.15m), DINING ROOM: 13'4" x 12'10" (4.06m x 3.90m), UTILITY, SUN ROOM: 20'3" x 14'9" (6.16m x 4.50m)

**FIRST FLOOR:** LANDING, BEDROOM ONE: 20'4" x 10'8" (6.20m x 3.25m), BEDROOM ONE/SITTING ROOM: 22'2" x 12'8" (6.76m x 3.86m),

BEDROOM ONE EN-SUITE SHOWER ROOM, BEDROOM TWO: 10'8" x 9'6" (3.25m x 2.90m),

BEDROOM TWO EN-SUITE SHOWER ROOM, BEDROOM THREE: 11'2" x 8'2" (3.40m x 2.50m), BEDROOM FOUR: 11'0" x 9'6" (3.36m x 2.90m), BATHROOM

**EXTERNAL:** GARAGE: 21'0" x 17'5" (6.40m x 5.30m)

# Description

Lane House is an impressive individual brand new detached family home situated within the popular village of Broadway.

The property, which has been recently completed, provides generous size light and spacious accommodation combining comfortable open plan contemporary living accommodation with quality fitments, double garage and driveway. Further benefits include double glazing and an air source heat pump.

- Brand New Detached
- Four Bedrooms
- Open Plan Kitchen/Dining room
- Lounge & Sun Room
- Double Garage & Parking



Internally, a front door leads into entrance hallway with turning staircase to the first floor and coat cupboard. The sitting room is a wonderful open aspect with folding doors leading to the sun room which include high gloss ceramic tiles, bi-folding doors opening onto the garden and an impressive sky light. Double doors from the sitting room lead through to a stylish kitchen/dining room. The kitchen has been fitted with a range of newly installed shaker-style units, granite work surfaces and a range of integrated appliances including induction hob, double oven and built-in dishwasher. There is a breakfast bar, tiled floor, sliding patio doors to the rear and a walk-in larder. A doorway leads through to the utility and another doorway to the side leads to the garden.

To the first floor is a superb galleried landing with airing cupboard and doors to all principle bedrooms. Bedroom One includes a range of built-in wardrobes, a doorway leading through to a large dressing/private sitting space which in turn provides access to the en-suite that includes a large walk-in shower, low level wc and was hand basin. Bedroom Two is also benefitted by an en-suite shower room and fitted wardrobes, as does Bedroom Three. A family bathroom completes the accommodation. Externally, there is a brick paved driveway with parking, which in turn leads to an integral double garage with Garador insulated sectional remote door. There is access either side of the property via white porcelain pathways and in turn leads to a rear terrace and porcelain tiled patio are – an ideal entertaining space. The remainder of the garden is laid to lawn and is fully enclosed by timber fencing.



## 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.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY.

**Property Location:** [w3w.co/corrode.examples.tile](http://w3w.co/corrode.examples.tile)

**Council Tax Band:** TBC

**Agents Note:** This property is heated via an air source heat pump.

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

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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.