

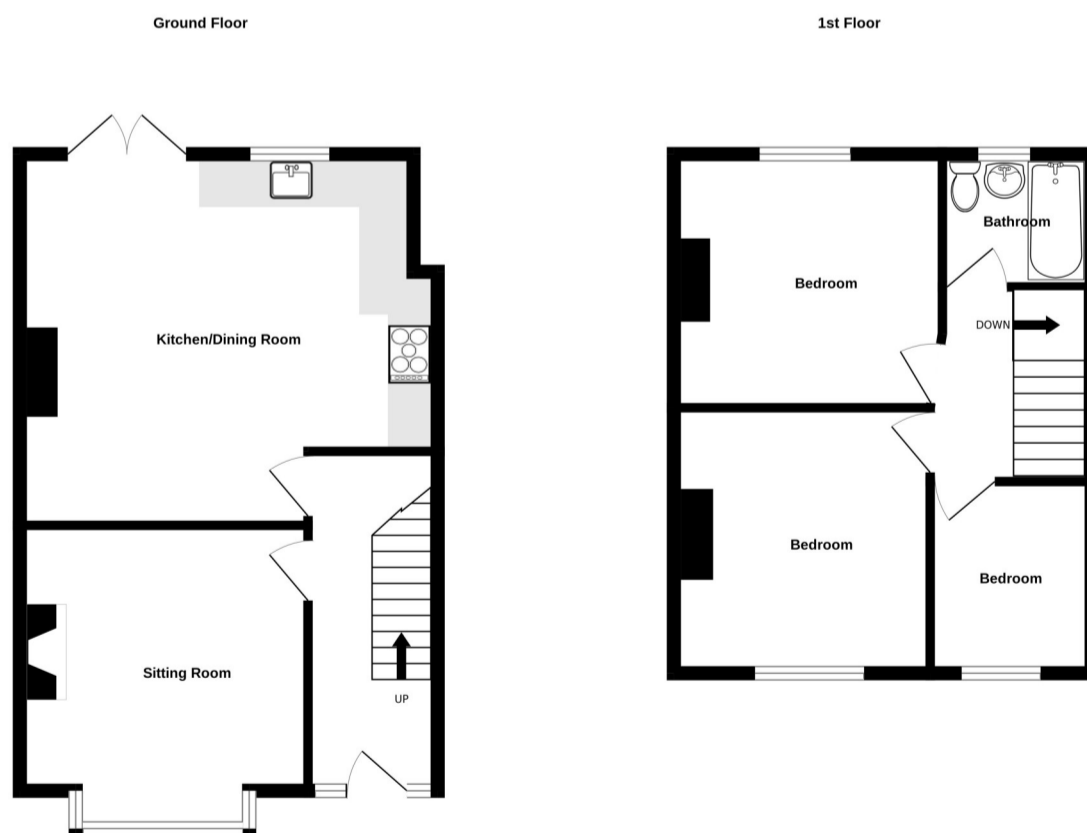


4 Lowlands Terrace
 Bishops Hull, TA1 5DY
 £294,000 Freehold

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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.
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GROUND FLOOR: ENTRANCE HALLWAY, SITTING ROOM: 12'5" x 11'9" (3.78m x 3.58m), KITCHEN/DINING ROOM: 17'7" x 15'4" (5.35m x 4.67m)

FIRST FLOOR: LANDING, BEDROOM ONE: 10'9" x 10'6" (3.27m x 3.20m), BEDROOM TWO: 11'6" x 10'6" (3.50m x 3.20m), BEDROOM THREE: 7'9" x 6'9" (2.36m x 2.05m),

BATHROOM: 6'3" x 5'5" (1.90m x 1.65m)



Description

Situated within the popular village of Bishops Hull is this beautifully presented, three bedroom family home which has been the subject of complete renovation over the last twelve months.

The property offers accommodation which is arranged over two floors, is uPVC double glazed throughout and is warmed via a gas fired central heating system and wood burning stove.

Externally, there is a landscaped, South facing rear garden which is private and not overlooked.

- Three Bedrooms
- Beautifully Presented
- End Terrace Home
- Popular Village Of Bishops Hull
- Gas Central Heating
- uPVC Double Glazing
- Wood Burning Stove
- South Facing Rear Garden



The accommodation comprises in brief; entrance hallway with stairs rising to the first floor, living room with bay window providing aspect to the front and a wood burning stove. The kitchen/dining room is found at the rear of the house and offers a good selection of matching wall and base storage units with roll edge work surfaces, a Belfast sink, an integrated washing machine, space for a gas/electric range cooker and space for a fridge/freezer. On the first floor there are three bedrooms and a family bathroom comprising low level wc, wash hand basin, panelled bath with shower over and a heated towel rail.

Externally, there is a good size South facing rear garden which is predominantly laid to lawn and patio with a selection of mature flower and shrub borders. There is also a side pedestrian access and a rear pedestrian access. To the front of the property there is a further area of garden laid to lawn, which subject to the necessary planning permissions could create a driveway to provide off road parking.

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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/towers.cost.barn

Council Tax Band: B

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 200 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice likely available with O2 & Vodafone. Outdoor—voice & data likely available 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 November 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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