



2 Pikes Crescent

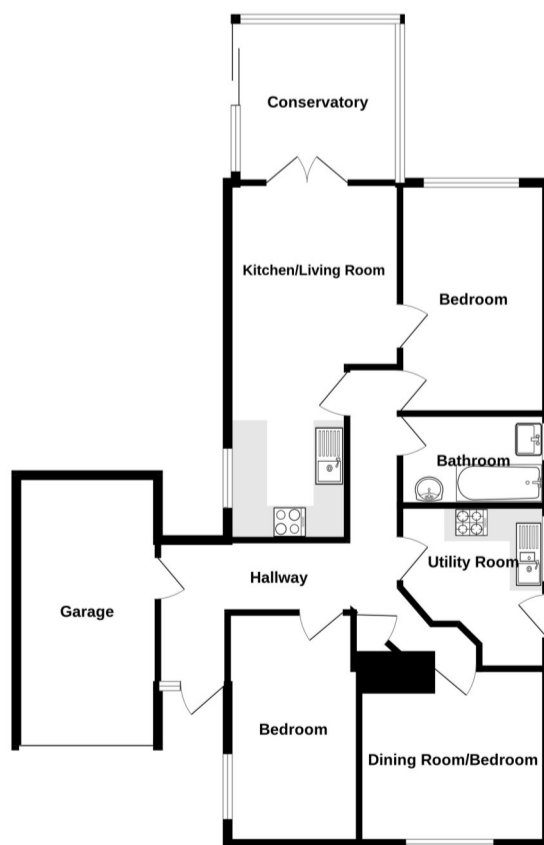
Taunton, TA1 4HS
£400,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Mergex 12/2014

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GROUND FLOOR: ENTRANCE HALL, SITTING ROOM/KITCHEN: 22'2" x 10'6" (6.75m x 3.20m), CONSERVATORY: 9'4" x 10'2" (2.84m x 3.09m),

UTILITY ROOM: 10'1" x 8'9" (3.07m x 2.66m), BEDROOM ONE: 14'1" x 8'9" (4.29m x 2.66m), BEDROOM TWO: 14'4" x 7'10" (4.36m x 2.38m),

BEDROOM THREE: 11'7" x 9'10" (3.53m x 2.99m), BATHROOM: 8'8" x 5'6" (2.64m x 1.67m)

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Description

Occupying a peaceful cul-de-sac position within the popular residential location of Sherford is this well presented and remodelled detached bungalow.

The property, which benefits from uPVC double glazing and mains gas fired central heating, is set on a fully enclosed well kept corner plot and also benefits from a single garage with electric, power and lighting alongside as well as fully owned solar panels on the roof.

- Detached Bungalow
- Three Bedrooms
- Popular Residential Location
- Single Garage
- Off-Road Parking
- Gas Fired Central Heating
- uPVC Double Glazing



Internally, a front door leads into entrance hall with doors to all principal rooms. At the rear of the bungalow you will find an open plan sitting room/kitchen split into two distinctive areas. The kitchen is fitted with a range of modern matching wall and base units, roll edge work surfaces and upstands, integrated oven, electric hob and double glazed window to the side. The living area has an electric fire and French doors leading out to a double glazed conservatory. The conservatory offers rear aspect windows and access to the garden. From the main hallway there are three bedrooms (one to the rear of the bungalow and two to the front) as well as a three piece family bathroom comprising of jacuzzi bath with shower over, wc, wash hand basin and chrome towel rail.

There is also a useful utility room (formally the original kitchen) comprising of wall and base units, roll edge work surfaces with tiled splashbacks, space and plumbing for washing machine, sink drainer, a double glazed window to the side and a wall mounted Worcester boiler. Externally, the property is set in fully enclosed gardens. There is a small area of patio at the side of the bungalow with a retaining brick wall and lawn with borders. The front is approached via a tarmac driveway offering off-road parking with an area of low maintenance gravel decorative chippings.

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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/allow.purely.blaze](https://www.w3w.co/allow.purely.blaze)

Council Tax Band: D

Broadband: Superfast with up to 67Mbps download speed and 20Mbps upload speed.

Mobile Phone Coverage: Voice & data available with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface Water—medium.

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 March 2024. 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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