



6 Sylvan Way

Monkton Heathfield, TA2 8PH

£290,000 Freehold



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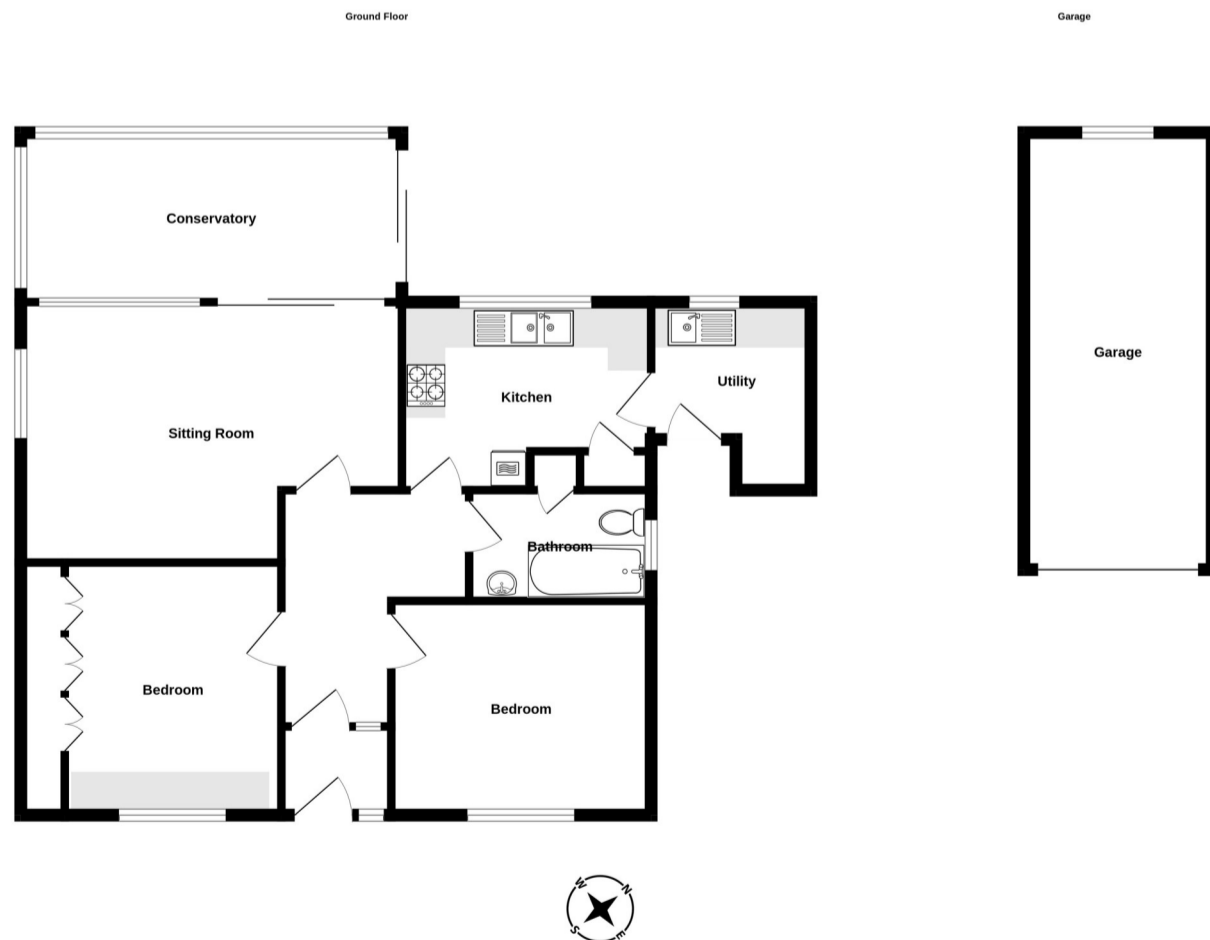
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Wilkie May
& Tuckwood

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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Wilkie May
& Tuckwood

GROUND FLOOR: ENTRANCE HALL, SITTING ROOM: 17'6" x 12'0" (5.33m x 3.65m), CONSERVATORY: 18'0" x 8'1" (5.48m x 2.46m),

KITCHEN: 8'10" narrowing to 6'8" x 11'6" (2.69m narrowing to 2.03m x 3.50m), UTILITY ROOM: 7'4" x 6'4" (2.23m x 1.93m), BEDROOM ONE: 9'11" x 11'6" (3.02m x 3.50m),

BEDROOM TWO: 11'5" x 9'0" (3.47m x 2.74m), BATHROOM: 8'4" x 5'1" (2.54m x 1.54m)

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Description

Occupying a peaceful cul-de-sac position within the popular village of Monkton Heathfield, is this two bedroom detached bungalow.

The property, which is set on a generous size well kept plot, benefits from double glazing and electric storage heating and has been further enhanced by the installation of a double glazed conservatory to the rear as well as cavity wall insulation.

- Detached Bungalow
- Two Bedrooms
- Double Glazing
- Popular Village Location
- Conservatory
- Single Garage
- Off-Road Parking
- Some Modernisation Required



In brief, the accommodation comprises; front door leading into entrance hall, sitting room with access through to a double glazed conservatory with sliding patio doors to the garden. The kitchen is found off the hallway and is fitted with wall and base units, roll edge work surfaces and tiled splashbacks with integrated oven and electric hob, doorway through to a utility room, space and plumbing for a washing machine and access to the outside. There are two bedrooms and a family bathroom comprising of wc, wash hand basin and bath with electric shower over.

Externally, the property is set on a generous size, well kept to the front with an area of well tended lawn, shrub borders and a tarmac driveway giving access to a single garage with an up-and-over door. The rear garden is of a generous size and laid to lawn with mature borders. The property itself would benefit from some updating.

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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/masterful.basically.constanant

Council Tax Band: D

Broadband Availability: Superfast with up to 80 Mbps download speed and 20 Mbps upload speed.

Mobile Phone Coverage: voice & data likely 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 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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Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

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