



23 Waterfield Close,
 Bishops Hull, TA1 5HB
 £375,000 Freehold



**Wilkie May
 & Tuckwood**

Floor Plan



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.
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GROUND FLOOR: ENTRANCE HALLWAY, SITTING ROOM: 20'6" x 11'8" (6.24m x 3.55m), KITCHEN: 11'9" x 8'8" max (3.58m x 2.64m) BEDROOM ONE: 11'9" x 9'1" (3.58m x 2.76m) BEDROOM TWO: 12'3" x 8'3" (3.73m x 2.51m) BEDROOM THREE: 8'5" x 7'4" (2.56m x 2.23m) SHOWER ROOM: 8'7" x 4'9" (2.61m x 1.42m) GARAGE: 16'1" x 7'8" (4.90m x 2.33m)

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Description:

Offered to the market with vacant possession and no onward chain is this three bedroom detached bungalow situated within the popular village of Bishops Hull.

The property, which has recently been the subject of refurbishment throughout, is warmed via a mains gas fired central heating system and is uPVC double glazed throughout.

- Three Bedrooms
- Detached Bungalow
- Popular Village Location
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- New Flooring Throughout
- Re-Decorated Throughout
- No Onward Chain



The accommodation comprises in brief; double glazed front door into entrance hallway with doors providing access into all rooms, the living room is a light and airy room with double glazed doors providing access into the garden. The kitchen is fitted with a good range of matching wall and base storage units, roll edge work surfaces, integrated electric oven with four ring hob and extractor fan above, space and plumbing for a washing machine, space for a fridge/freezer, full height storage cupboard and double glazed door providing access into the garden. The accommodation is completed with

three bedrooms and a shower room comprising low level wc, wash hand basin and shower cubicle. Externally, there is a good size and well maintained rear garden which is laid predominantly to lawn and patio with a selection of mature flower and shrub borders. There is a timber shed (with electric) a greenhouse, an outside tap, an outside light and a useful pedestrian side access. Alongside the property there is a single garage with power, lighting and an up-and-over door. In front of the garage there is a large driveway providing off road parking for several vehicles.

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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, mains electricity, mains drainage, gas fired central heating.

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

Property Location: w3w.co/effort.relate.wasp

Broadband: Super Fast with up to 40 Mbps download speed and 9 Mbps upload speed.

Mobile Phone Coverage: *Inside:* Voice likely available with O2 & Vodafone. *Outside:* Voice & Data likely available with EE, Three, O2 and Vodafone.

Flood Risk: Rivers & Sea—Very Low Risk. Surface Water—Very Low Risk.

Council Tax Band: D

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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