



Wilkie May
& Tuckwood



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Bilbrook

TA24 6HD

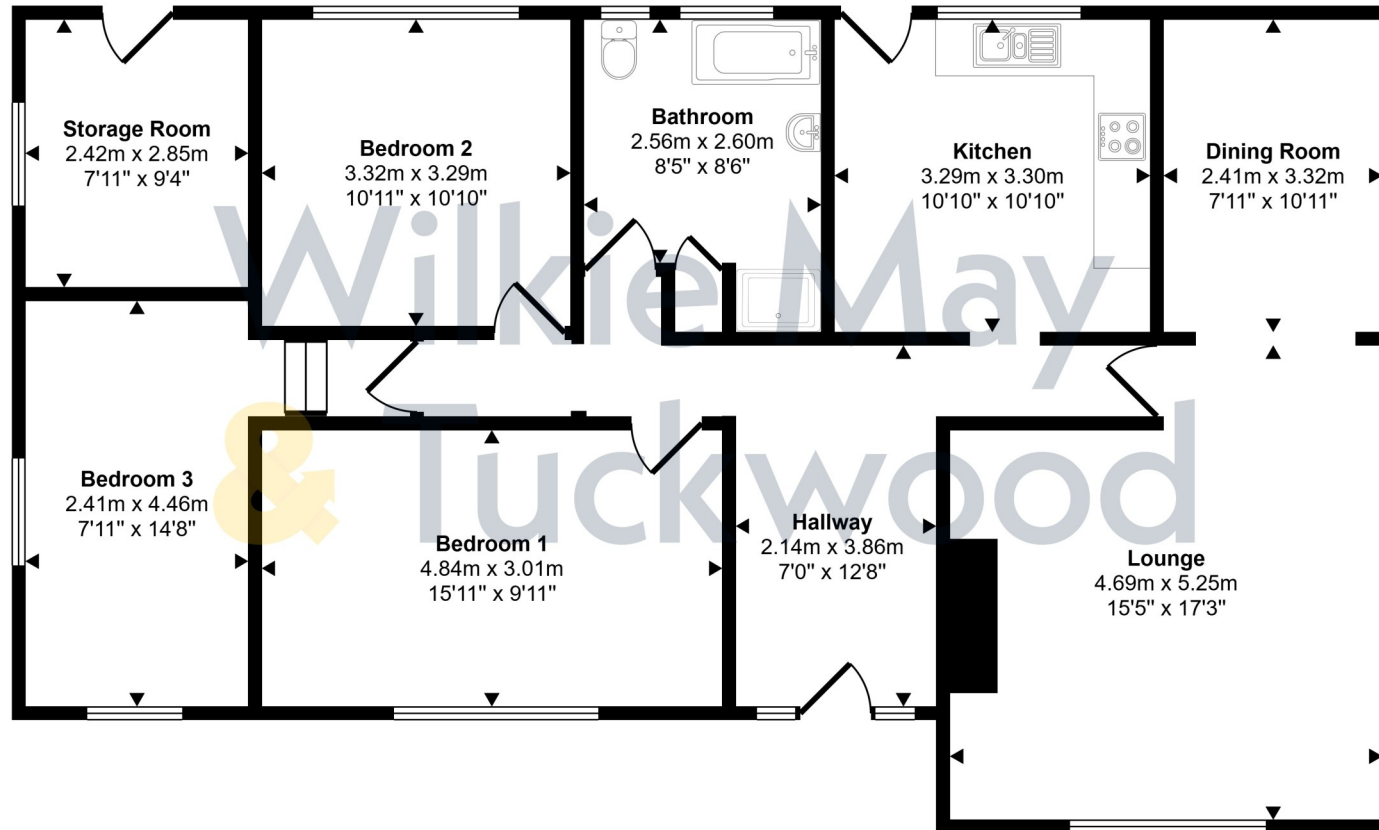
Price £395,000 Freehold



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Floor Plan

Approx Gross Internal Area
111 sq m / 1193 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A very attractive and spacious, three double bedroom detached bungalow situated within the village of Bilbrook.

Of brick construction under a pitched roof, this lovely property benefits from oil fired central heating and double glazing throughout, a detached garage with off road parking, a good-sized level garden and wonderful panoramic views over open farmland to the rear.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Village location
- 3 bedrooms
- Garage and parking
- Good-sized gardens
- Wonderful panoramic views



Wilkie May & Tuckwood are delighted to be able to offer this attractive, detached property.

The accommodation comprises in brief: entrance through front door into a spacious hallway with wood flooring and access to all rooms.

The lounge is a lovely, light, double aspect room with a continuation of the wooden flooring, a large window to the front and sliding patio door to the side opening to the garden. Leading on from the lounge, there is a dining area also with sliding patio door opening to the garden with both rooms enjoying lovely views over the garden to the farmland beyond.

The kitchen is a good-sized room with plentiful space for a dining table and chairs, window to the rear and door to the garden. The kitchen area is fitted with a range of base units, sink and drainer incorporated into work surface with matching upstand, integrated hob, space and plumbing for washing machine and space for a tall fridge freezer.



There are also three double bedrooms, one with an aspect to the front, one an aspect to the rear and the third, a double aspect room currently used as a study (formerly the garage). Two of the bedrooms also have wood flooring. The bathroom is fitted with a modern four piece suite comprising bath, separate shower cubicle, pedestal wash hand basin and wc. There are also two windows to the rear and a storage cupboard.

Outside, the property is approached from the A39 over a sloping driveway leading to the detached single garage with off road parking. The gardens are a particular feature of this property being level and predominantly laid to lawn with a large patio area outside the lounge and dining room. The boundaries on either side are fenced but the rear boundary has a post and wire fence to allow stunning, panoramic views over the open farmland beyond. There is also a useful garden storage room (formerly part of the garage) housing the oil fired boiler.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water, mains electricity, septic tank drainage and oil fired central heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: [///blunders.deployed.assorted](https://blunders.deployed.assorted)

Council Tax Band: D

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 62 Mbps download and 12 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk Surface Water: Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely

Groundwater: Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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.



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