



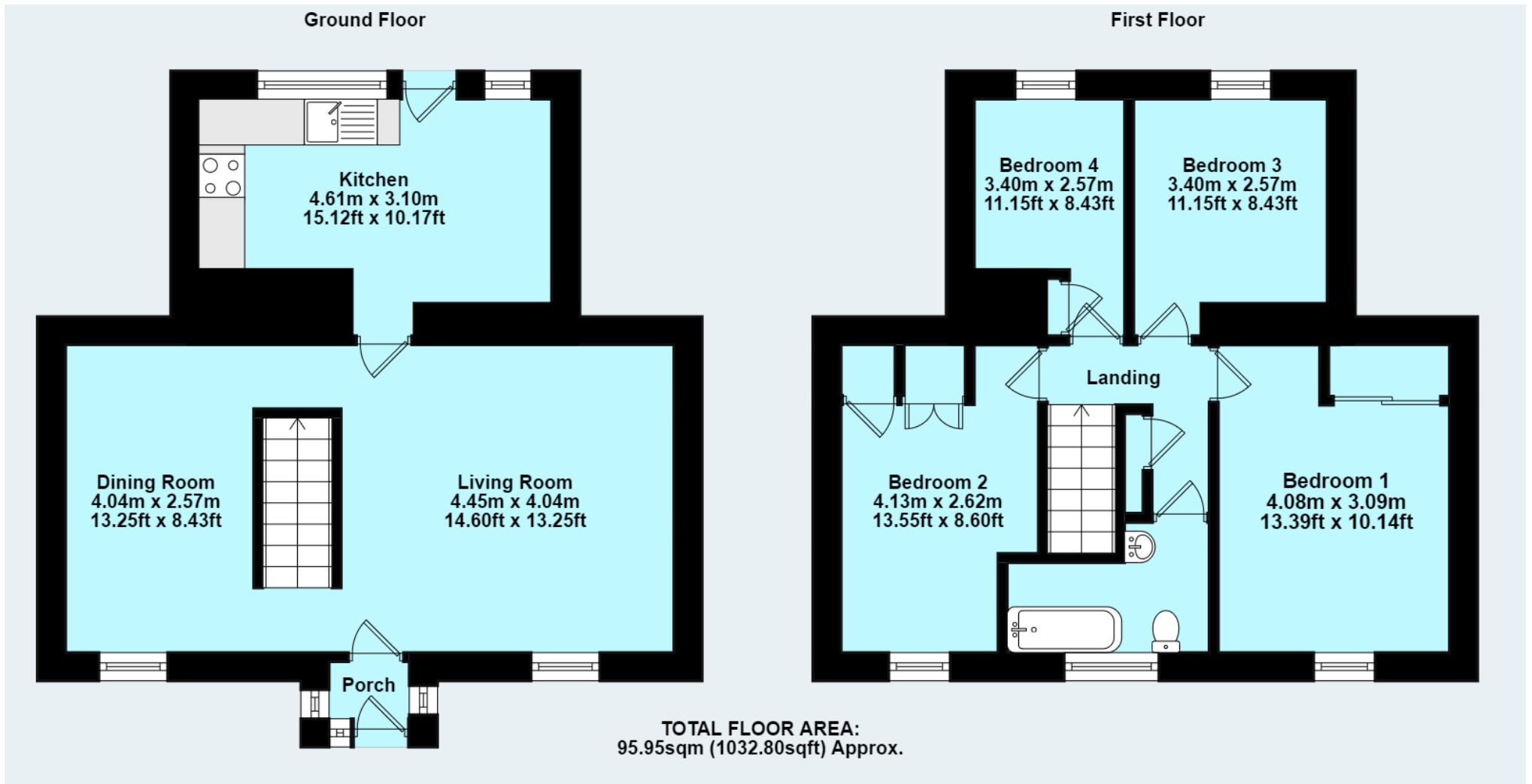
Abbey Road

Washford, TA23 0QY
£335,000 Freehold

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Wilkie May
& Tuckwood

Floor Plan



Description

A deceptively spacious four bedroom family home with off road parking, private gardens and oil fired central heating.

- Terraced
- 4 Bedrooms
- 2 Reception Rooms
- Off Road Parking
- Convenient Location

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a terraced cottage of deceptive proportions with two reception rooms, four bedrooms and off road parking, situated in a convenient location within easy reach of the Quantock Hills and The Exmoor National Park.

The accommodation will be found in good order throughout and in brief comprises; glazed timber Entrance Porch. Part glazed door into open plan Living Room/Dining Room; aspect to front, living room with fitted carpet, dining area with wood effect Karndean flooring, stone pointed feature wall, chimney breast with large inset multi fuel burner on a flagstone hearth. Door into Kitchen/Breakfast Room; aspect to rear, repurposed painted wooden kitchen units under a solid wood worktop with inset 1 ½ bowl stainless steel sink and drainer, mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, space for electric cooker, space for tall fridge-freezer, stable door to garden.

Stairs for first floor Landing from Living Room; linen cupboard. Bedroom 1; aspect to front, telephone point. Bedroom 2; aspect to front, stripped pine flooring, built in wardrobe. Bedroom 3; aspect to rear. Bedroom 4; aspect to rear, stripped pine flooring, shallow storage cupboard. Bathroom; white suite with multi panel marble effect surround, thermostatic mixer shower over, low level WC, wash basin, heated towel rail, hatch to principle roof space.



OUTSIDE: The property has off road parking for two vehicles with easy steps leading up to the manageable and low maintenance front garden. The rear garden is arranged over two levels with a paved immediate area with steps leading to the main lawn with planted borders and established stone, walled and fenced boundaries. Within the garden there is an old stone store, an outside WC and the boiler room housing the modern Grant oil fired boiler which also has space for a tumble dryer and garden equipment.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

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

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

Council Tax Band: C

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.



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