

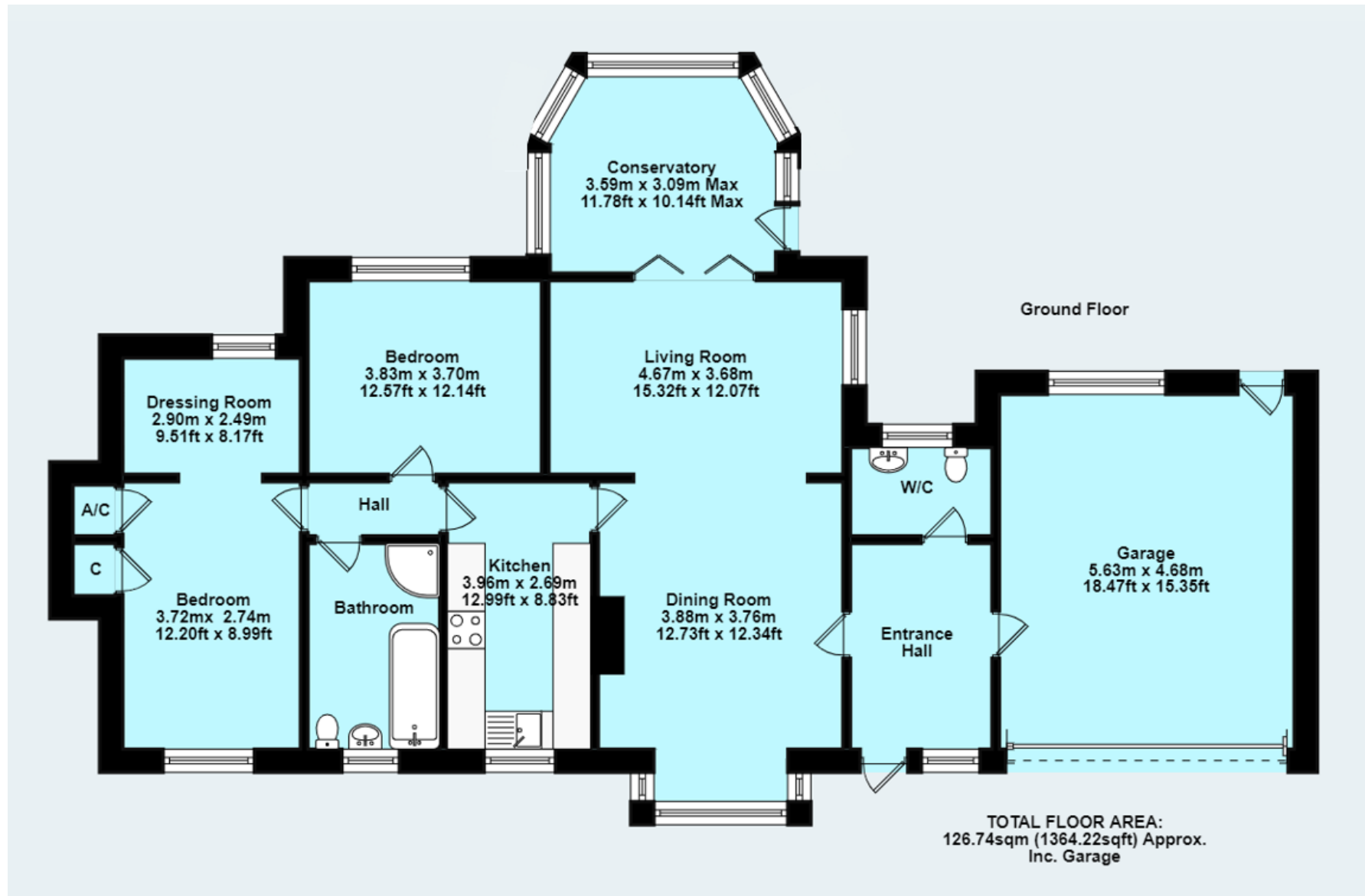


Church Lane,
Bicknoller, TA4 4EL
£410,000 Freehold

			
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**Wilkie May
& Tuckwood**

Floor Plan



Description

An extended and spacious, well presented detached two bedroom bungalow, situated in this highly sought after village, with views to the Quantock Hills.



- Detached
- 2 Bedrooms
- Immaculate Throughout
- Far Reaching Views
- Garage & Gardens

The property comprises an extended detached bungalow of traditional brick and block construction with rendered elevations under a tiled and flat roof, with the benefit of full uPVC double glazing, gas central heating and a recently installed private water supply. The bungalow will be found in excellent condition throughout with a modern kitchen, and bathroom, well tended gardens. Viewings are highly recommended to appreciate.

The accommodation in brief comprises; Double glazed composite door into Large Entrance Porch with Karndean tile effect flooring, door into Spacious WC/Boot Room; with low level WC, sink built in to double cupboard. Part glazed door into Living Room/Dining Room; with double aspect, ample room for a dining table, bay window, electric feature fireplace x 2, with stone effect surrounds, bi-fold doors into the Conservatory, with a tiled floor, electric panel heater and views to the Quantock Hills. Kitchen; with aspect to front, which has been re-fitted and modernised, comprising a good range of coloured cupboards and drawers under a granite effect rolled edge worktop with inset stainless sink and drainer, mixer tap over, with instant hot water feed, fitted electric double oven with four ring hob and extractor hood over, space for under counter fridge, space for slim line dishwasher, door into the rear hall. Bedroom 1; with aspect to front, built in wardrobe, airing cupboard with hot water cylinder immersion switch, archway into Dressing Room/Nursery Room/Study. Bedroom 2; aspect to rear, with built in wardrobes. Family Bathroom; recently re-modernised four piece suite comprising a panelled bath, tiled surround, corner shower cubicle with muti panel walls, with electric Mira Jump shower over, low level WC, wash basin inset into drawer unit with mini hot water tank under, heated towel rail, shaver point.



OUTSIDE: The property is approached via 4 bar timber gates, with a block paved driveway providing off road parking for two vehicles. Adjacent to the driveway the front garden is laid to lawn with planted borders and well fenced. Large Garage; with up and over door, wall mounted Worcester boiler, stainless steel sink and drainer, with double cupboard under. Utility Area; with space and plumbing for a washing machine, space for tumble dryer, removable unit housing the UV and filters for the private water supply. Personal door to the rear garden which enjoys a good degree of privacy, with views to the Quantock Hills, being laid to paving and chippings with a recently installed glass Orangery.



GENERAL REMARKS AND STIPULATION

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

Services: private water, mains electricity, mains drainage, mains gas.

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

Council Tax Band: D

Parking: There is off road parking at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

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 September 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.



Tel: 01984 634793

35 Swain Street, Watchet, Somerset, TA23 0AE

