

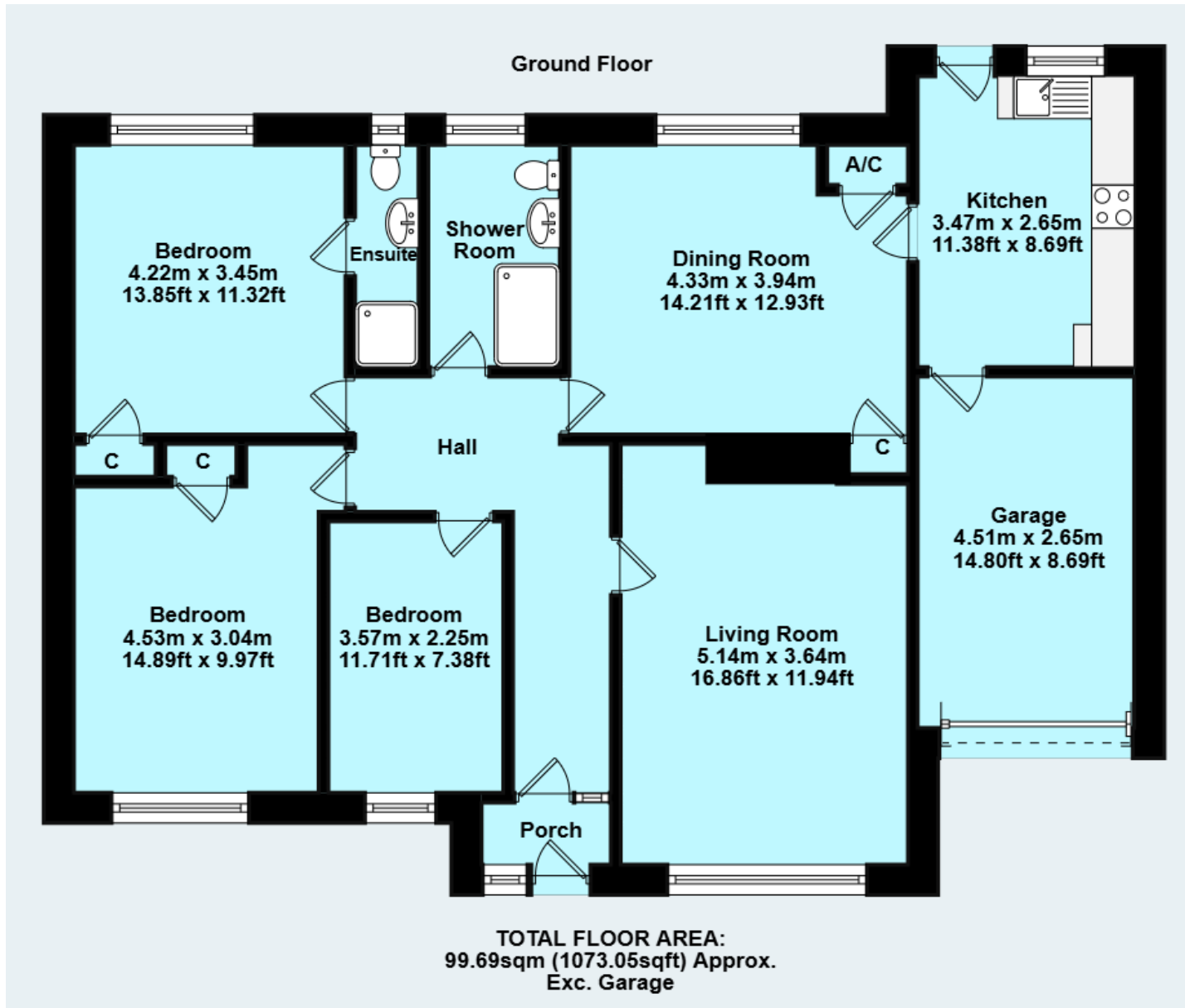


Long Lakes,
Williton, TA4 4SR
£325,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A spacious three bedroom semi detached bungalow with the benefit of double glazing, gas central heating, solar panels and No Onward Chain.

- Semi-Detached Bungalow
- 3 Bedrooms
- Off Road Parking
- Solar Panels
- No Onward Chain

The property comprises a semi detached bungalow of traditional brick construction under a tiled roof with the benefit of double glazing, gas central heating and solar panels. The accommodation has been well maintained throughout and is available with No Onward Chain.

The accommodation in brief comprises; Entrance Porch; glazed door into spacious Entrance Hall; hatch to roof space, telephone point. Living Room: aspect to front, living flame coal effect fire inset into a reconstructed stone fireplace. Dining Room; with aspect to rear, boiler cupboard housing Vaillant boiler, door into Kitchen; with aspect to rear, good range of well-maintained fitted cupboards and drawers under a rolled edge worktop with inset sink and drainer, mixer tap over, tiled splash backs, space for tall fridge freezer, space for electric oven (gas supply also available), space and plumbing for washing machine and dishwasher, door to rear garden, door into Garage; with up and over roller electric door, power and lighting. En- suite Bedroom; aspect to rear, built in wardrobe, door into En- Suite Shower Room; with a new suite comprising shower cubicle with multi panel surrounds, thermostatic mixer shower over, low level WC, wash basin, heated towel rail. Bedroom 2; aspect to front with single built-in wardrobe. Bedroom 3; aspect to front. Shower Room; with a new suite comprising shower cubicle with multi panel surrounds, thermostatic mixer shower over, low level WC, wash basin, heated towel rail.

OUTSIDE: The bungalow has off road parking for at least two vehicles with an adjacent front garden laid to slate chipping for ease of maintenance. To the rear, there is a good-sized enclosed garden laid to lawn.



GENERAL REMARKS AND STIPULATION

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

Services: Mains 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 November 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.



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