



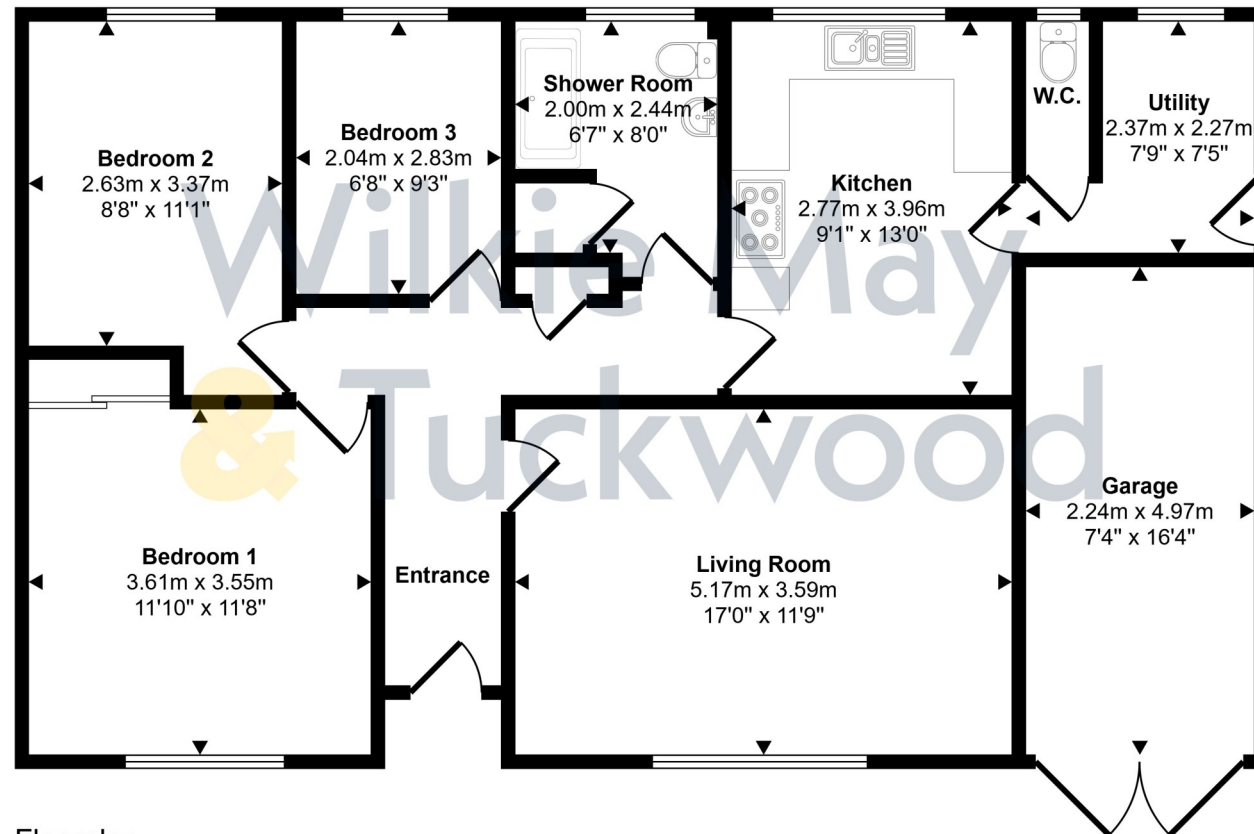
Belle Vue,
Washford, TA23 0NP.
£299,950 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
93 sq m / 1001 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 detached three bedroom bungalow, situated on a good sized plot with parking for several cars, and potential to extend into the loft subject to planning permission.



- Detached
- 3 Bedrooms
- Good Sized Plot
- Potential To Extend
- Parking For Several Vehicles

The property comprises a detached bungalow of traditional brick and block construction under a tiled roof with the benefit of oil-fired central heating, good sized gardens and off road parking for several vehicles. The bungalow is in need of some cosmetic modernisation and offers potential to extend at the rear and into the loft space if desired, subject of course to planning permission.

The accommodation in brief comprises; Part glazed wooden door into Entrance Hall; hatch to roof space, storage cupboard and telephone point. Living room; with aspect to front. Kitchen; with aspect to rear, with a basic range of original kitchen cupboards and drawers under a rolled edge worktop with inset stainless-steel sink and drainer, mixer tap over, tiled splashbacks, space for electric oven, space for breakfast table. Door into Utility Room; with door to side garden, space and plumbing for washing machine, space for tumble drier and tall fridge freezer. Separate WC; with low level WC.

Bedroom 1; with aspect to front. Bedroom 2; with aspect to rear. Bedroom 3; with aspect to rear. Shower room; with low level shower tray with thermostatic mixer shower over, tiled surrounds, low level WC, wash basin inset into vanity unit, linen cupboard.



OUTSIDE: A Grant oil fired combi boiler for central heating and hot water. To the front of the bungalow the property is accessed via metal gates onto a spacious driveway affording offroad parking for 3-4 vehicles, with a number of established trees and shrubs. There is a good-sized private patio area, with a natural pond and double timber doors lead into the Garage with power and lighting. To the rear, the garden is laid mainly to lawn, with fenced boundaries.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage.

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

Council Tax Band: C

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

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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.