



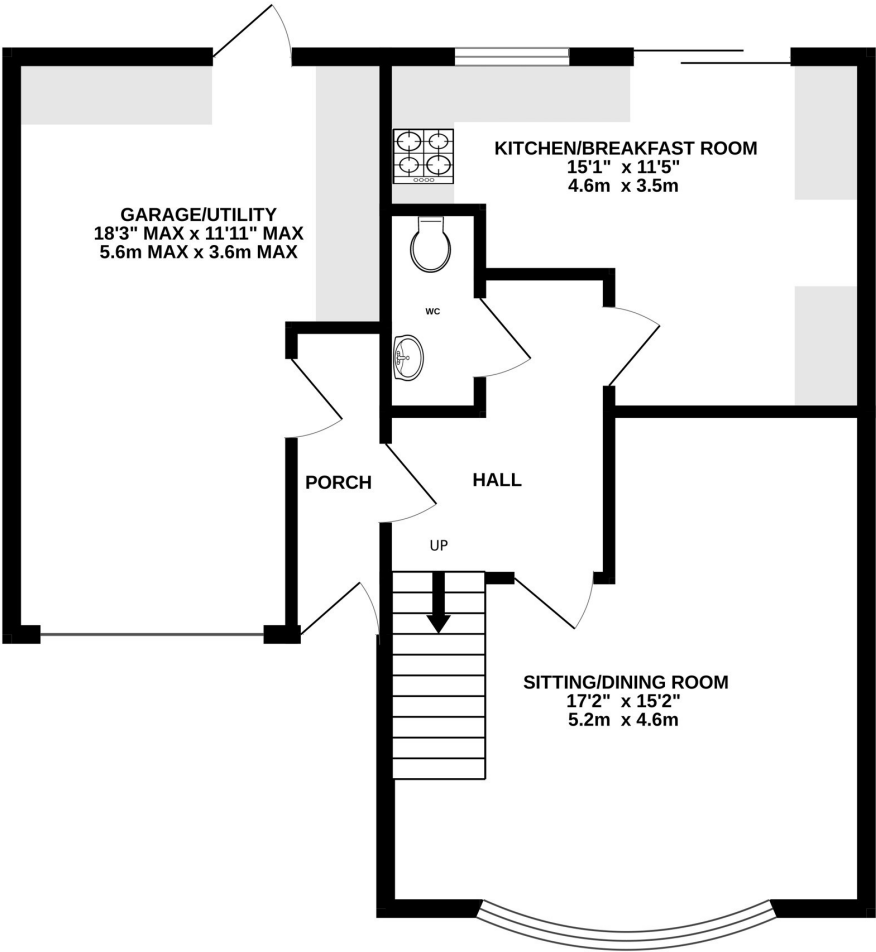
Castle Mead,
Washford, TA23 0PZ.
£235,000 Freehold



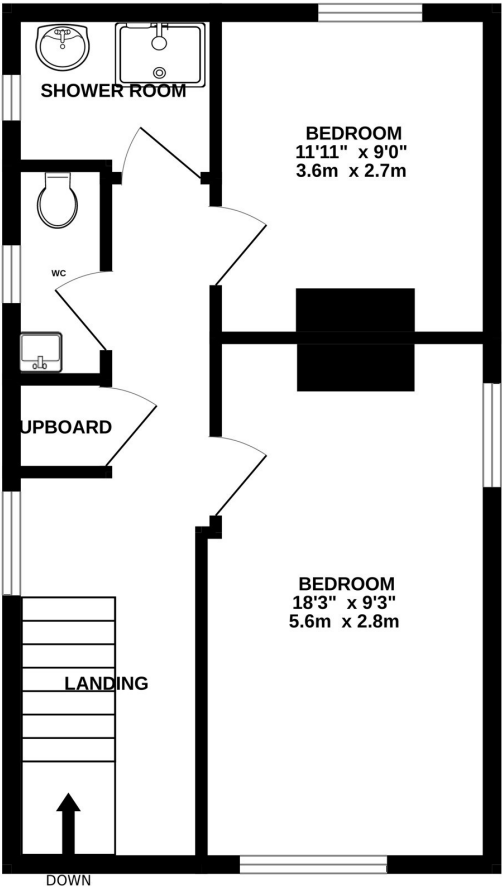
**Wilkie May
& Tuckwood**

Floor Plan

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1085sq.ft. (100.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

A very spacious two bedroom detached house, that could easily be made a three bedroom, with off road parking, a Garage and No Onward Chain situated in this popular cul-de-sac.

- Detached
- 2 Bedrooms
- Garage
- No Onward Chain

The property comprises a detached house of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and oil fired central heating. The house has a large principal bedroom which could easily be partitioned to create a comfortable third bedroom, and is situated within walking distance of a bus route, the Mineral Line and local village shop.

The accommodation in brief comprises; door into Entrance Porch, door into Entrance Hall, door into Living Room; aspect to front, mock electric fireplace, door into Kitchen/Breakfast Room; aspect to rear, doors to rear garden, range of white kitchen cupboards and drawers under a granite effect rolled edge worktop with inset sink and drainer, mixer tap over, tiled splashback, fitted electric oven with extractor fan over, space and plumbing for a dishwasher. Stairs to first floor landing; hatch to roof space, door into airing cupboard, hot water tank with immersion switch. Bedroom 1; double aspect, wood laminate flooring, range of fitted wardrobes. Bedroom 2; aspect to rear. Separate Wc: low level Wc. Shower Room; with shower cubicle, thermostatic mixer shower over, tiled walls, pedestal wash basin.



OUTSIDE: To the front of the property is a driveway affording off road parking for two vehicles with an adjacent garden laid to lawn. The Garage has an up and over door, with power and lighting, door into the house and a door to the Garden. There is also a Grant oil fired boiler for the central heating and hot water. The rear gardens are enclosed and laid to lawn and patio and include a shed.



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

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 August 2025. 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.