



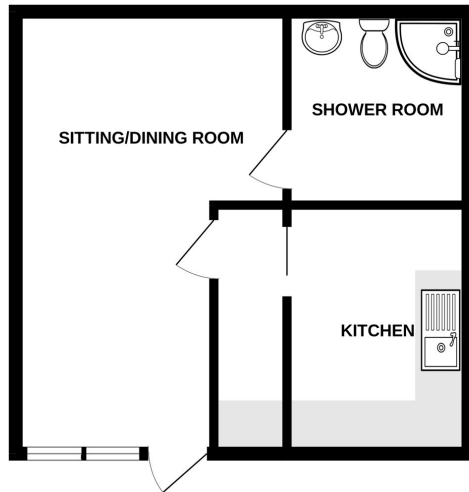
Bridge Close,
Williton, TA4 4PJ
£350,000 Freehold



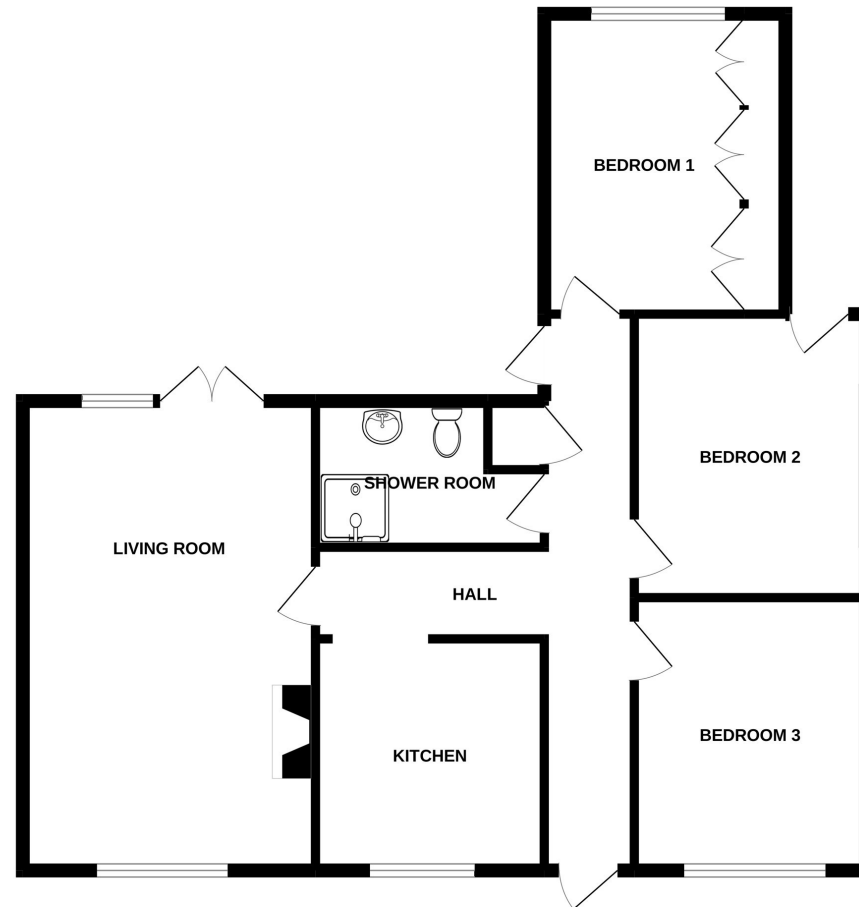
**Wilkie May
& Tuckwood**

Floor Plan

ANNEXE
33.6 sq.m. (362 sq.ft.) approx.



GROUND FLOOR
82.8 sq.m. (891 sq.ft.) approx.



TOTAL FLOOR AREA : 116.4 sq.m. (1253 sq.ft.) approx.
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Description

An individual detached three/four bedroom detached house situated in a popular cul-de sac with a self-contained annexe and far reaching views.

- Detached
- 4 Bedrooms
- Off Road Parking
- Far Reaching Views
- Annexe

The property comprises a detached bungalow of traditional brick and block construction with rendered elevations under a heavy tiled roof with the benefit of full uPVC double glazing, a wood burner and gas central heating. Furthermore the property has a self contained annexe, ideal for a teenage child or elderly relative, and attractive landscaped gardens with far reaching views over the village roof tops.

The accommodation in brief comprises; Part glazed uPVC door into Entrance Hall; hatch to roof space, airing cupboard housing Vaillant combi boiler for central heating and hot water, door into Kitchen; with aspect to front, with a good range of cream fitted cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl sink and drainer, mixer tap over, tiled splashbacks, eye level electric oven, 4 ring gas hob with extractor fan over, integrated dishwasher, integrated fridge, door into Sitting Room/Dining Room; double aspect, French doors to rear gardens, wood burner inset into chimney breast with tiled hearth and oak beam over, ample room for dining table. Bedroom 1; aspect to rear with an extensive range of fitted wardrobes. Bedroom 2; aspect to side with personal door to garden. Bedroom 3; aspect to front with views. Shower Room: with large walk in shower cubicle, tiled surround, thermostatic mixer shower over, low level WC, wash basin inset in vanity unit.

Lower Ground Floor: uPVC double glazed door into open plan Bedroom; with aspect to front, door into Shower Room; with corner shower cubicle, with thermostatic mixer shower over, low level WC, pedestal wash basin. Door from Bedroom into Kitchen; with a good range of beech effect cupboards and drawers under

a rolled edge granite effect worktop, with tiled splashbacks, inset stainless steel sink and drainer, space and plumbing for washing machine, space for under counter fridge.



OUTSIDE: To the front of the bungalow is a tarmacadam driveway affording off road parking for one vehicle with an adjacent planted garden. The property has pedestrian access to both sides and the rear gardens are a real feature of the property having been landscaped for continued ease of maintenance. Immediately off the Sitting Room/Dining Room there is a large decking platform, with easy steps leading to the two remaining tiers which are laid to lawn on the first and paving on the second where some fantastic far-reaching views can be enjoyed. Within the garden there is also a shed and workshop both with power.



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

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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.