



Available with no onward chain and located within this lovely Somerset village between Taunton and Wellington is this large, highly versatile 3 bedroom detached bungalow. The property is entered via a large entrance hall with a cloakroom/WC to one side and a galley style kitchen to the rear. There is a generous lounge with large windows to the front aspect, a fireplace to one side and a walkway through to the dining area. There are 3 bedrooms, a shower room and a conservatory located to the far end of the property. The bungalow has double glazing and gas heating and to one side there is a large garage/useful workshop area. The bungalow has gardens to all sides with the largest section to the left hand side which comprises of a large lawn with mature trees, bushes and flower bed borders. This property has much to offer to the discerning eye.



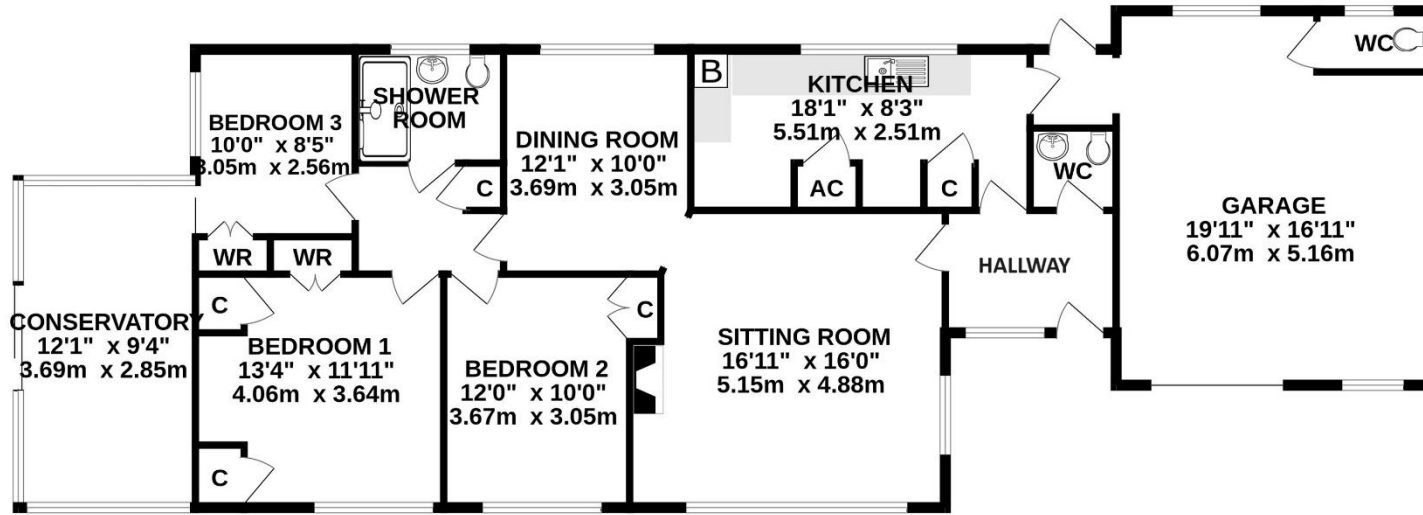
Key Features

- A large and versatile detached bungalow
- Located in this highly favourable village location mid point between Taunton and Wellington
- Requiring some general updating
- Entrance hallway with a cloakroom/WC and a galley style kitchen
- Large lounge, dining room and a conservatory
- 3 bedrooms and shower room
- Double glazing and gas heating
- Generous sized single garage and useful work shop area and driveway
- Beautifully maintained gardens to all sides
- No onward chain





GROUND FLOOR
1627 sq.ft. (151.2 sq.m.) approx.



TOTAL FLOOR AREA : 1627 sq.ft. (151.2 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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Tenure: Freehold

Tax band: E

Property Location:
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Services: The property has mains gas, mains water, mains electric and mains drainage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	E
Asking price	£430,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	Detached bungalow
Property construction	
Number and types of room	Please see the floorplan for room measurements
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Cable internet
Mobile signal/coverage	https://checker.ofcom.org.uk/ Limited voice and data on EE, O2, Three and Vodafone
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Shared driveway access
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	D
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



DISCLAIMER: These particulars are not to form part of a sale contract owing to the possibility of errors/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels, and other items not mentioned are specifically excluded unless otherwise agreed within the Sale of contract Documentation or left in situ upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters which may affect the legal title. The agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons Estate Agents routinely refer both potential buyers and sellers to local solicitors to carry out the conveyancing. The decision is solely down to the buyers or sellers if they wish to proceed with the quotes and if they choose to instruct a conveyancer it should be known that we receive a payment benefit of £150.00 per transaction.