



Wifford Bungalow,

Bovey Tracey, TQ13 9JH

RENDELLS

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Guide Price £325,000

Wifford Bungalow is a detached Woolaway property which was built by Woolaways of Taunton back in the mid 1970's. The property offers three bedrooms, kitchen and living room along with gas fired central heating and double glazing. The property also benefits from a large garden and is positioned in a tucked away no through lane on the outskirts of Bovey Tracey. **PLEASE NOTE: Due to the construction of this property a cash buyer or specialist mortgage will be required.**

Entrance Porch

Part glazed door leading into entrance porch, built in storage cupboard and further door leading into the entrance hall.

Entrance Hall

An L shaped hallway along with glazed door opening to the rear garden.

Kitchen/Breakfast Room 16' 11" x 8' 10" (5.15m x 2.69m)

Fitted kitchen comprising of a single bowl stainless steel sink along with fitted base units with a laminate worktop. There is a gas fired Royal Rayburn stove/boiler and three built in storage cupboards, one of which house a hot cylinder. There is a uPVC double glazed window to the front and space and plumbing for further appliances.

Living Room 17' 0" x 9' 3" (5.18m x 2.82m)

Dual aspect with uPVC glazed windows to the side and rear and an open fireplace with tile hearth.

Bedroom One 10' 9" x 10' 9" (3.27m x 3.27m)

Aspect to the rear with a uPVC double glazed window and a range of built in wardrobes.

Bedroom Two 10' 9" x 10' 0" (3.27m x 3.05m) Aspect to the rear with a uPVC double glazed window.

Bedroom Three 10' 6" x 9' 2" (3.20m x 2.79m)

Aspect to the front with a uPVC double glazed window and a built in wardrobe.

Shower Room

Suite comprising of a glazed shower cubical and a wall mounted electric shower and a pedestal wash hand basin. The walls are fully tiled and there is a uPVC glazed window to the front. There is also a separate WC with a low level WC and a further uPVC glazed window to the front.

Outside

The property is accessed via a no through road which leading on to bridal way. To the front of the property there is a gate leading to the front door along with vehicle gated access leading into the garden. The large garden is mainly laid lawn and enclosed with mature trees and hedging. At the far end of the garden there is also a timber summer house/shed which will require refurbishment.



Services:

The property is supplied by mains electricity, mains water, and mains Drainage.

Local and Planning Authority:

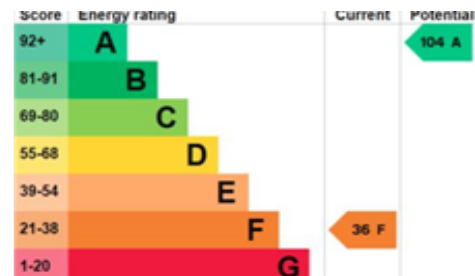
Teignbridge District Council,
Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Council Tax:

Council tax band: C

Energy Performance Certificate

Energy performance rating: F

**Tenure:**

The property is freehold with vacant possession. & NO CHAIN

Wayleaves, Rights & Easements:

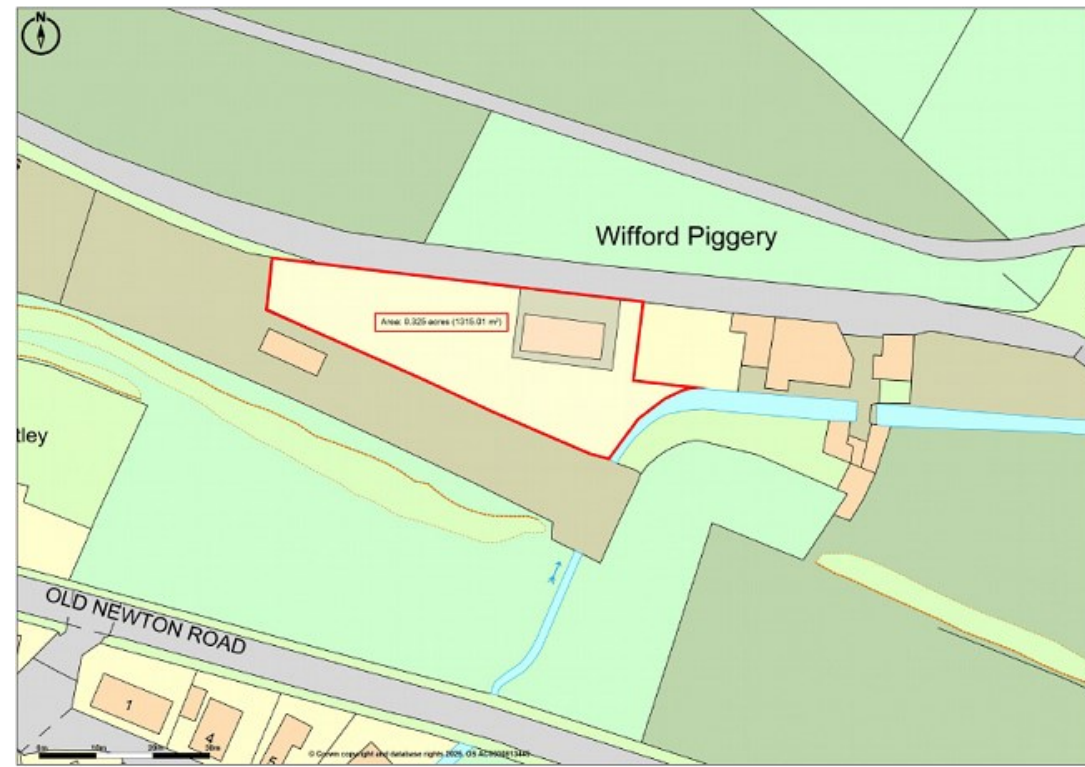
The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

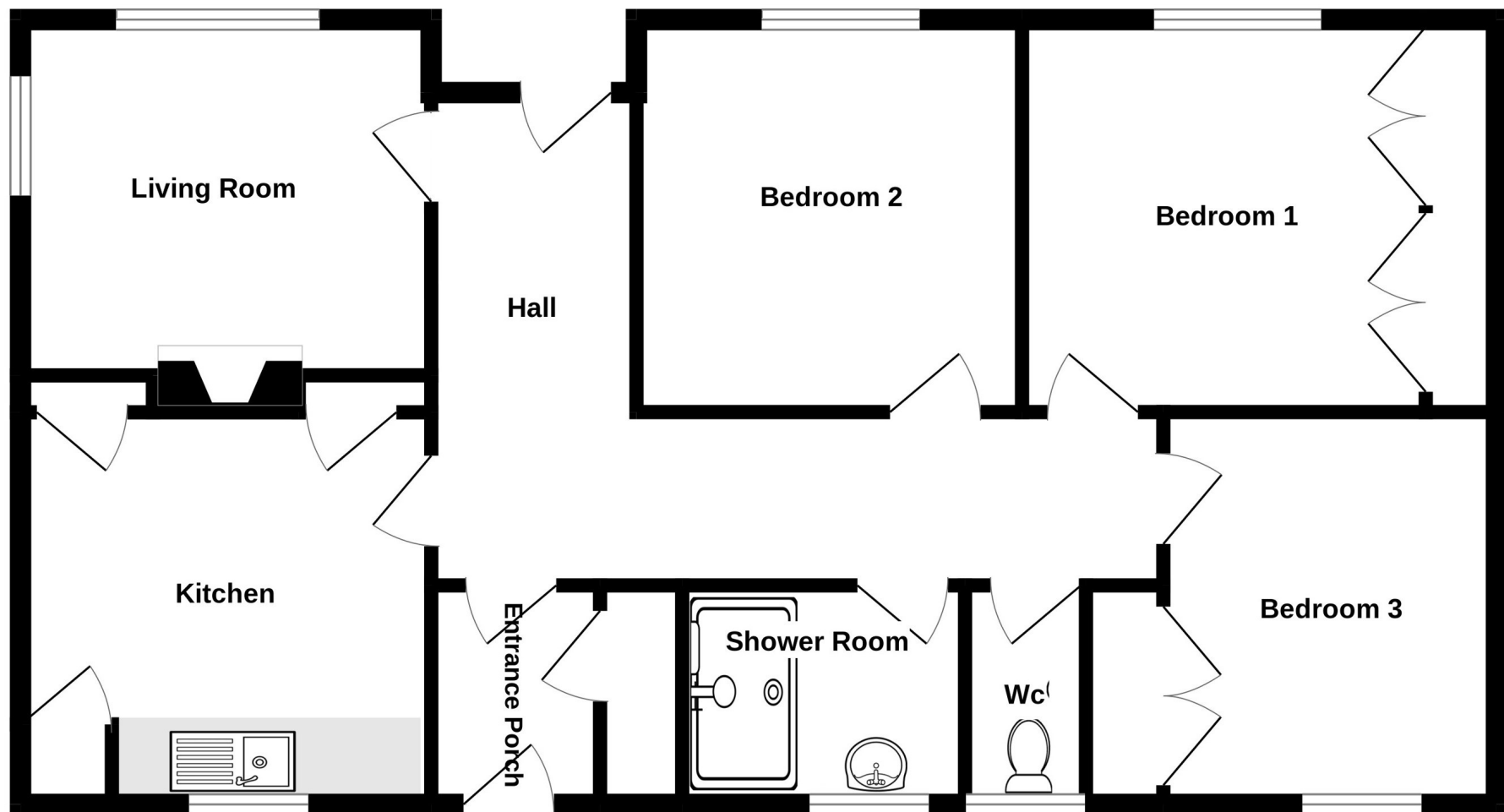
Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881





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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Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.