



## Long Lakes

Taunton TA4 4SR

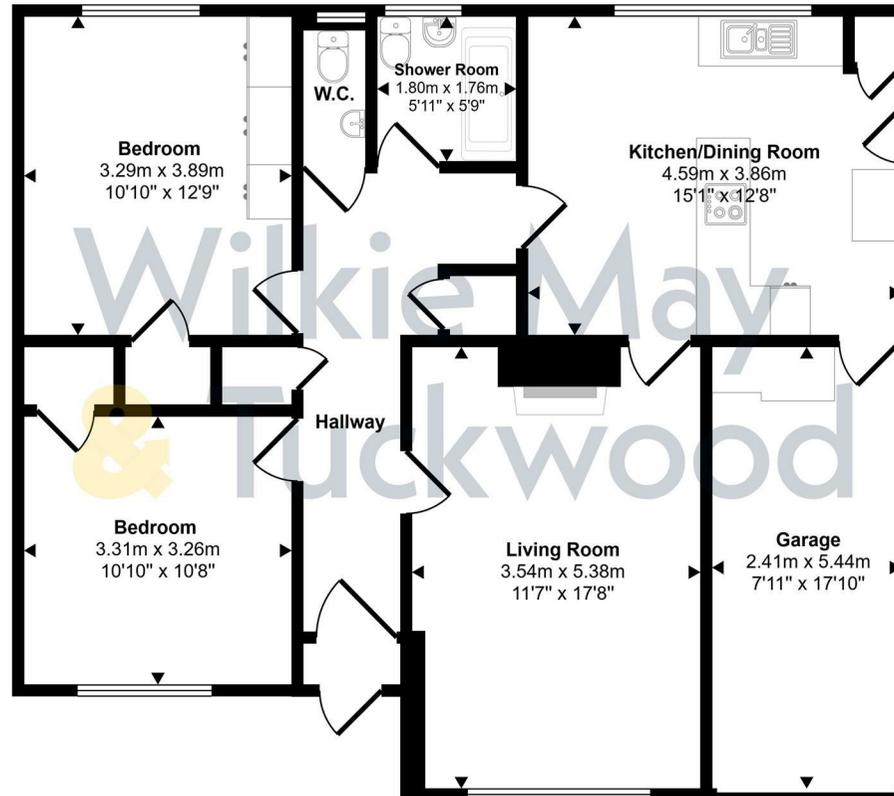
Price £310,000 Freehold

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<b>2</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May  
& Tuckwood**

# Floorplan

Approx Gross Internal Area  
97 sq m / 1042 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 beautifully presented and well maintained, two bedroom detached bungalow with south facing gardens, solar panels and No Onward Chain.**

- No Onward Chain
- Immaculate Throughout
- Garage
- Off Road Parking
- Close to Amenities
- South Facing Gardens
- Solar Panels



The accommodation in brief comprises; Glazed door into Entrance Porch; obscure glazed door into to spacious Entrance Hall; with storage cupboard, airing cupboard with wood slat shelving, modern foam lagged tank with immersion switch. Living Room; with aspect to front, living flame coal effect gas fire with tiled surround and hearth. Kitchen/Dining Room; aspect to rear, ample room for dining table, good range of cream coloured cupboards and drawers under a wood effect rolled edge laminate worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, eye level electric Bosch oven, microwave oven over, four ring induction hob, space and plumbing for washing machine, space for tall fridge/freezer, pantry cupboard, Vaillant wall mounted boiler, door into the Garage. Bedroom One; aspect to rear, built in single wardrobe and a good range of fitted full height wardrobes. Bedroom Two; aspect to front, built in single wardrobe. Separate WC; part tiled walls, wash basin, low level WC. Shower Room; wash basin, low level WC, low-level shower tray with electric Mira shower over, tiled walls. Garage; with power and lighting, electric up over the door.

OUTSIDE: To the front of the property there is off-road parking for two vehicle vehicles. To the rear of the property there is a sunny enclosed garden with a safe facing aspect laid mainly to lawn to include a greenhouse and metal shed.

AGENTS NOTE: The property has the benefit of solar panels. We understand from our client that these are leased and can be transferred to the new owners. (There are 11 years remaining on the original 25 year lease with Home Sun 4Ltd.

MATERIAL INFORMATION:

Council Tax Band: E

Tenure: Freehold



Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking and a Garage 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](https://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](https://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](https://flood-map-for-planning.service.gov.uk/location)

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of the 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 their Solicitor.



**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

**Services:**

**Local Authority:**

**Property Location: Council Tax Band: E**

**Broadband and mobile coverage:** We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

**Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX.** We recommend you check the risks on

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 purchasers and do not constitute part of an offer or contract. Prospective 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 warranties 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 or warranties which have been sold, let or withdrawn. Photographs taken and details prepared 24th February 2026. 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.

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. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the feature of the 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 their Solicitor.



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