








**Deane Close**

Taunton TA4 3TE

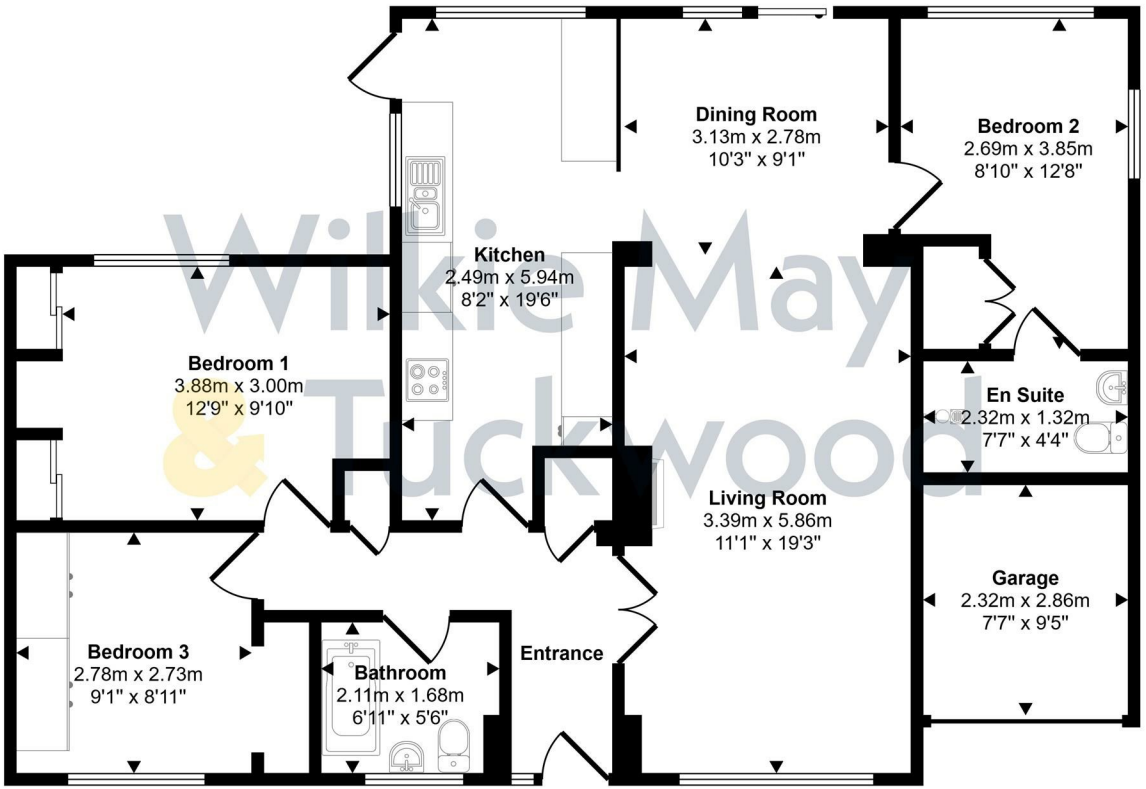
Price £375,000 Freehold

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Wilkie May & Tuckwood

# Floorplan

Approx Gross Internal Area
102 sq m / 1096 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.

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# Description

**Situated in a quiet cul-de-sac within the popular village of Stogumber – A three bedroom detached bungalow with generous private gardens.**

- Well Presented Throughout
- Gas Fired Central Heating
- Private Gardens
- uPVC Double Glazing
- Popular Village Location

The property comprises a detached bungalow of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and calor gas central heating. The property will be found in good order throughout and has uPVC soffits, fascias, and guttering, a generous garden and modern fitted kitchen.

The accommodation in brief comprises; Obscured glazed uPVC door into the Entrance Hall; with part tiled floor, wood block flooring, two storage cupboards, hatch to roof space. Living Room; with double aspect, inset wood burner (not to be used – decommissioned back boiler) with Indian sandstone tiled hearth, wood block flooring, squared archway leading into the Dining Area; with sliding patio doors to the rear garden. Kitchen; with Karndean wood effect flooring, a good range of cream high gloss cupboards and drawers under a quartz effect resin worktop with inset one and a half bowl stainless sink and drainer and mixer tap over, tiled splashbacks, space for an American fridge/freezer, four ring gas hob, eye level electric oven, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for tumble dyer, (white goods to be left by the vendor) door to the rear garden. Ensuite Bedroom 1; off the dining area with a double aspect, built in wardrobe; door into the Wet Room; with tiled walls, electric Tritan shower over. Bedroom 2; with an aspect to the rear overlooking the garden with a range of full height fitted wardrobes. Bedroom 3; aspect to the front, range of full height fitted wardrobes. Family Bathroom; with Karndean wood effect vinyl flooring, white suite comprising panelled bath, tiled surround, mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: To the front of the property there is off road parking for one vehicle. The Garage (partial sized) has power and lighting. The gardens enjoy a high degree of privacy and are enclosed by established hedges and fencing with views to the surrounding farmland. Within the garden is a patio/seating area, and natural pond.

MATERIAL INFORMATION:

Council Tax Band: D

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking for one vehicle 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

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.

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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.















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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.

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 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.

**Tel: 01984 634793**

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