



Village Hill

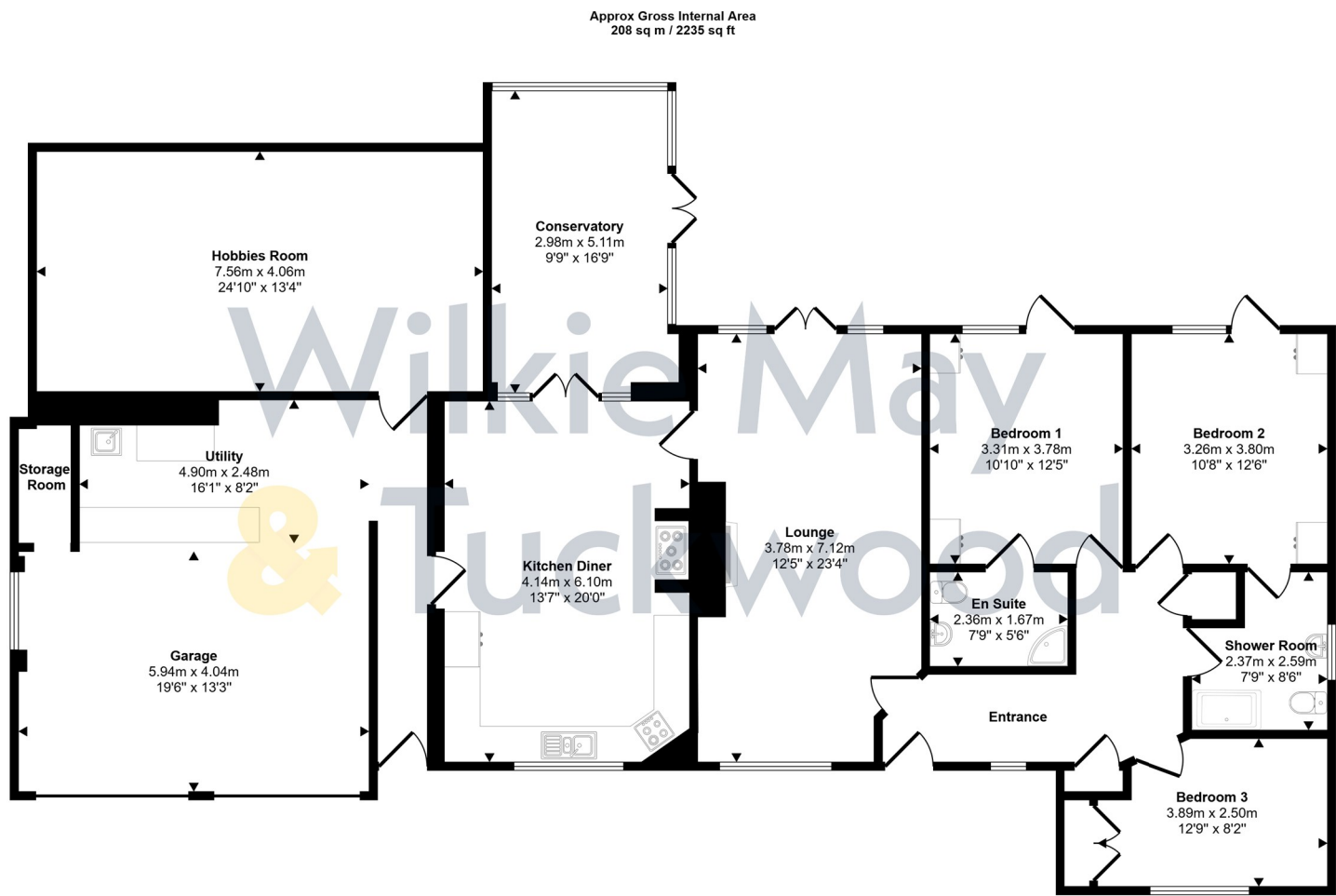
Taunton TA4 2HU

Price £450,000 Freehold

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Wilkie May
& Tuckwood

Floorplan



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

SPACIOUS, DETACHED BUNGALOW – in an attractive rural position with double garage, parking, gardens and lovely views.

- Elevated, rural position within the popular hamlet of Upton
- In need of general updating and modernisation
- Double garage with off road parking
- Good-sized garden with lovely views
- Offered for sale with NO ONWARD CHAIN



A spacious two reception room. Three-bedroom detached bungalow situated within the popular rural hamlet of Upton approximately six miles from the towns of Bampton and Dulverton, and twenty miles from the County town of Taunton.

Of cavity wall construction under a pitched roof, this property benefits from oil fired central heating and timber framed double glazing throughout, a large kitchen diner, a conservatory, a large hobbies room, an en-suite to one of the bedrooms, a double garage with mezzanine level utility area, off road parking and good-sized terraced gardens with lovely views.

The accommodation comprises in brief: entrance through front door into hallway with two storage cupboards and doors into the lounge, bedrooms and shower room.

The lounge is a large, double aspect room with windows to the front and rear and French doors out to the garden. There is also a brick feature fireplace with wood burning stove.

From the lounge, a door leads through to the spacious kitchen diner. The kitchen area is fitted with a range of wall and base units, butler style sink, lpg hob with extractor hood over and integrated appliances to include a double oven and



dishwasher. There is also an Aga fitted into an alcove with wood surround. There is also a window to the front and French doors to the rear opening into the conservatory which has French doors out to the garden.

From the kitchen diner, a door also opens to a further hallway which has a door to the garden, access to the mezzanine level utility area and door into the large hobbies room.

There are also three bedrooms. Two have doors opening out to the garden, one with an en-suite shower room and the third has a window to the front.

Outside to the front there is a driveway shared with the adjoining property providing off road parking, leading to the double garage. The rear garden is of a good size and terraced. It is predominantly laid to lawn with inset trees and shrubs and enjoys lovely views over the surrounding countryside.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity. Oil fired central heating.

Local Authority: Somerset Council, Taunton TA1

Property Location: [///berated,flicked,necklaces](#) **Council Tax Band:** E

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 200 Mbps download and 1000 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Very low risk **Rivers and the Sea: Very low risk** **Reservoirs: Unlikely** **Groundwater: Unlikely.** We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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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 avoidable 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.



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