








**Long Lakes**

Williton TA4 4SR

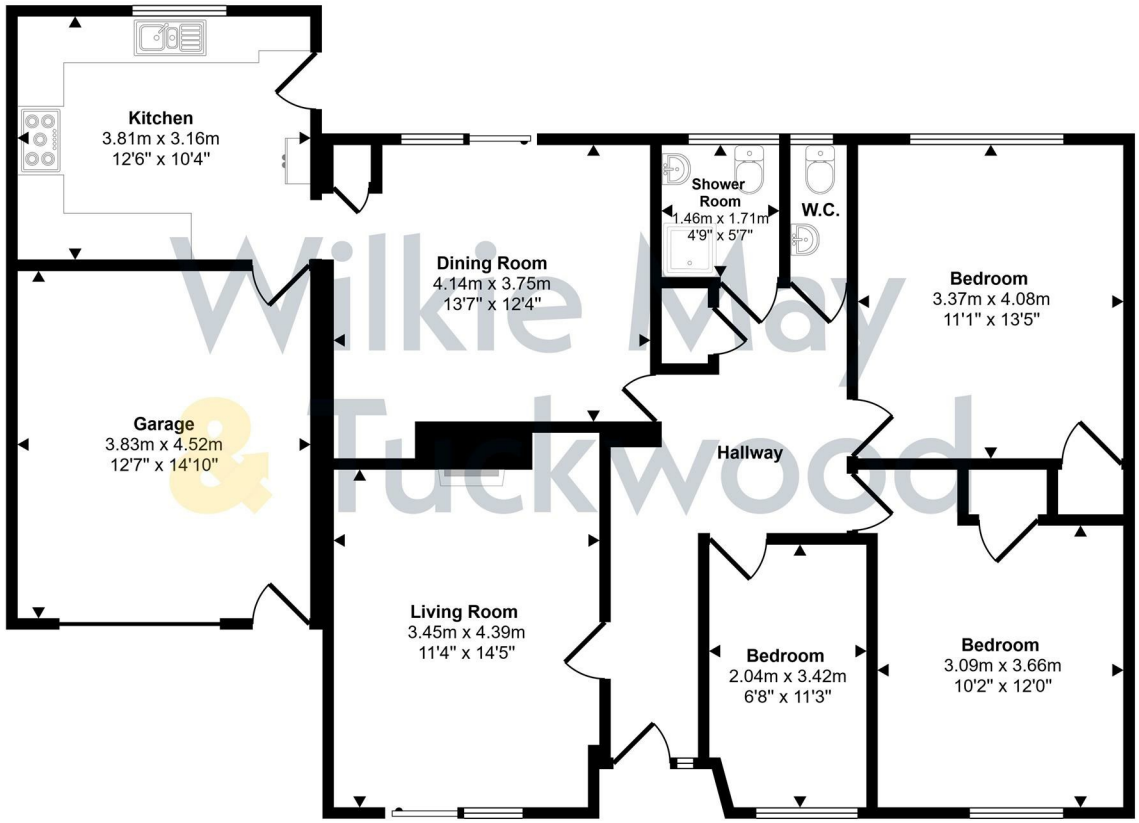
Price £350,000 Freehold

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Wilkie May & Tuckwood

# Floorplan

Approx Gross Internal Area
118 sq m / 1268 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

**An extended three bedroom semi detached bungalow with south facing gardens, solar panels and No Onward Chain.**

- Semi-Detached
- 3 Bedrooms
- Well Presented Throughout
- Solar Panels
- No Onward Chain

The property comprises an extended semi-detached bungalow of traditional brick and block construction under a tiled roof with the benefit of uPVC soffits, fascia's and guttering, together with uPVC double glazing, gas central heating and solar panels (owned). The bungalow has been modernised by the current owners, and will be found in good condition throughout and is available with No Onward Chain.

Part glazed uPVC door with inset stained-glass panel into large Entrance Hall; linen cupboard, wood slat shelving, hatch to roof space with ladder and hot water cylinder with immersion switch. Living Room; aspect to front, TV point, living flame gas coal effect fireplace with wooden mantel and surround. Dining Room; aspect to rear with sliding patio doors cupboard housing Glow Worm boiler for central heating, ample room for Dining Table, door into Kitchen/Breakfast Room; double aspect, good range of cream shaker style cupboards and drawers under a wood effect squared edge worktop with tiled splashbacks and inset one and a half bowl sink and drainer, mixer tap over, space for range oven (to be included in the sale) with extractor fan over, space and plumbing for washing machine, space and plumbing for a dishwasher, space for tall fridge/freezer, door to garden, door into Garage. Bedroom 1; aspect to rear, built in wardrobe. Bedroom 2; aspect to front, built in wardrobe. Bedroom 3; aspect to front. Shower Room; tiled shower cubicle with shower over, pedestal wash basin, low level WC. Separate WC; low level WC, and wash hand basin.

OUTSIDE: To the front of the bungalow there is off road parking for one/two vehicles with immediate access to the Garage; with up and over door, power and lighting. Adjacent to the driveway is a small lawn with planted borders. To the rear of the bungalow is a level south facing garden, laid mainly to lawn with planted borders, a shed and greenhouse.

SOLAR PANELS: There are solar panels to the rear roof that are owned by our clients and provide a return of approximately £600.00 per annum.

MATERIAL INFORMATION:

Council Tax Band: D

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

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.

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