



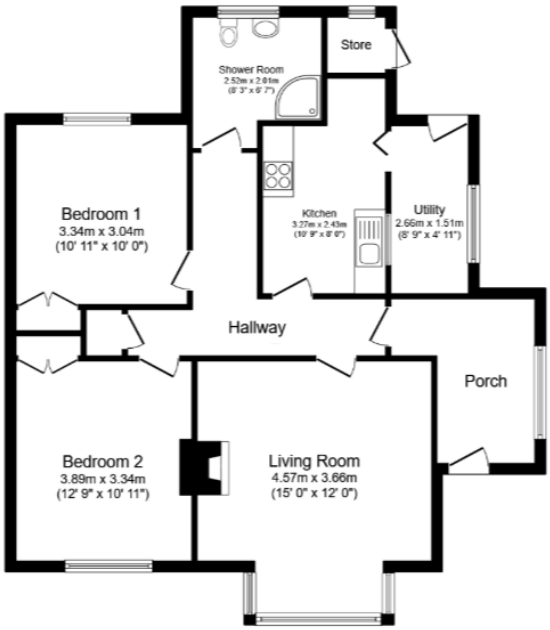


Kings Lane
Ashcott, Bridgwater, TA7
£230,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



Ground Floor
Floor area 88.1 sq.m. (948 sq.ft.)

Total floor area: 88.1 sq.m. (948 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Description:

Kings Lane is a two bedroom semi-detached bungalow situated on the edge of village of Ashcott. The property would benefit from some cosmetic updating but does already have electric heating and off-road parking.

- Popular village of Ashcott
- Quiet location
- Two bedroom bungalow
- Living room with bay window
- Kitchen with separate utility
- Off-road parking
- Front and rear gardens

THE PROPERTY:
The accommodation comprises an entrance porch which opens to the entrance hall which has a storage cupboard. The living room has an open fire and walk-in bay window. The kitchen has a range of wall and base units with spaces for a fridge and a cooker. There is a door through to the utility room which has space and plumbing for a washing machine and a tumble dryer. A further door gives access to the rear garden with views towards the distant fields.

Both bedrooms are of a good size – one overlooking the front garden and other to the rear garden. These are complemented by a shower room which has storage units.

OUTSIDE – To the front of the property the garden has predominantly been designed with low maintenance in mind, along with off-road parking.

The side entrance takes you to the rear garden which is predominantly laid to lawn with a patio area, enjoying some mature plants and shrubs and a good size brick outhouse being ideal for storage.

A viewing of the residence comes highly recommended to appreciate its location within the village of Ashcott down a private lane and giving a good degree of privacy.

LOCATION:
Situated in the popular village of Ashcott which is conveniently located for access to the M5, junction 23 approximately 8 miles distance and benefits from a primary school and a public house. Street is 3 miles away and offers a wide range of facilities including Millfield School, Crispin School Academy, Strode College, Strode Theatre, two swimming pools, a choice of pubs and restaurants and a wide range of shops including Clarks' Village factory shopping outlet. The market town of Bridgwater is approximately 9 miles away offering a full range of educational, leisure and retail facilities. Main line connections are available at Bridgwater and Taunton railway stations plus a daily coach service to London Hammersmith from Bridgwater bus station.





GENERAL REMARKS AND STIPULATION
Tenure: The property is offered for sale Freehold by private treaty.
Construction: Traditional construction.
Services: Mains water, mains electricity, mains drainage, electric heating.
Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY
Council Tax Band: B
Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 74Mbps download and 18Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/
Mobile Phone Coverage: Voice and data limited with EE, Three and O2.
Flood risk: Rivers and seas: Very low risk Surface: Very low risk Reservoirs: Unlikely Groundwater: Unlikely
We recommend you check the risks on https://www.gov.uk/check-long-terrm-flood-risk
Planning: Local planning information is available on https://www.sdc.somerset.gov.uk/planning_online







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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.
We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services.
In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction

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