





Catwell

Williton TA4 4PF

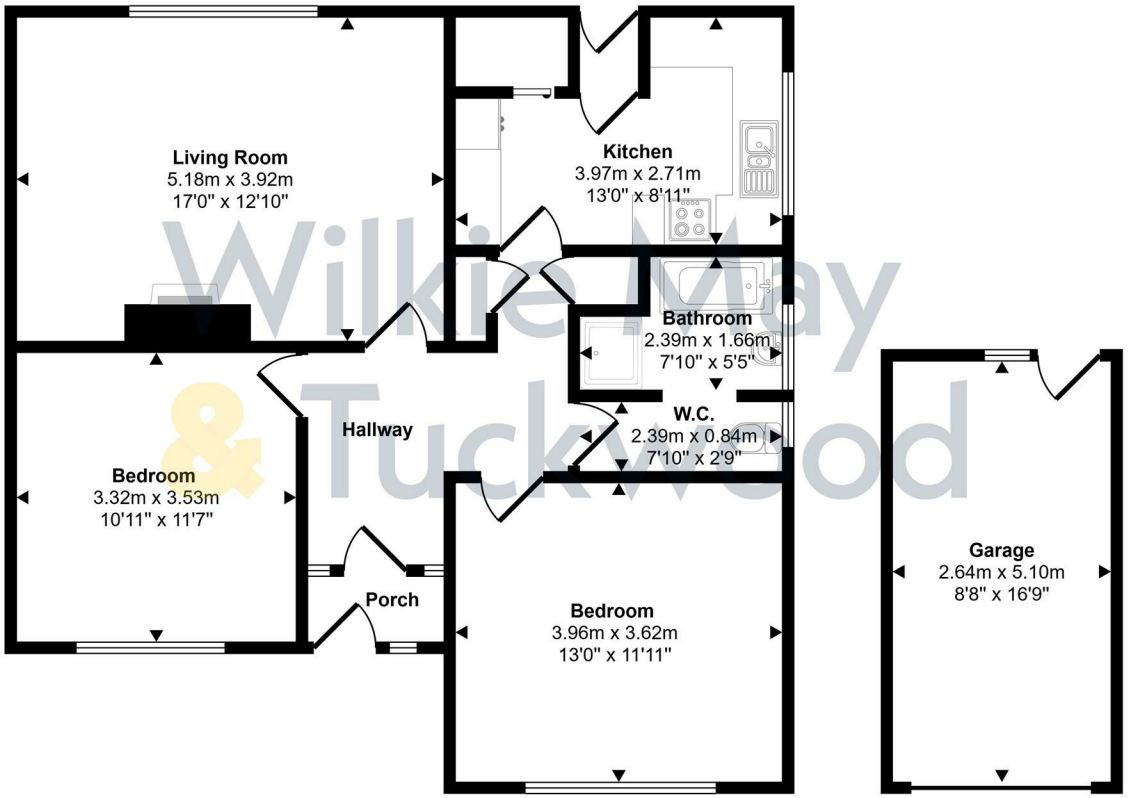
Price £350,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
91 sq m / 980 sq ft



Wilkie May & Tuckwood

Floorplan
Approx 78 sq m / 835 sq ft

Garage
Approx 13 sq m / 145 sq ft

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

A detached two bedroom bungalow situated in a prime location, close to the village centre with off road parking, a Garage and No Onward Chain.

- No Onward Chain
- Garage & Off Road Parking
- Close to Amenities
- Gas Fired Central Heating
- uPVC Double Glazing
- Private Rear Garden

The accommodation in brief comprises; Glazed uPVC door into the Entrance Porch; quarry tiled floor, obscure glazed door into the spacious Entrance Hall; hatch to roof space, storage cupboard, airing cupboard housing modern foam lagged cylinder with immersion switch. Living Room; aspect to rear, open fire with tiled surround and hearth. Kitchen; with aspect to side, walk in pantry, range of beech effect cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, space for electric oven with integrated extractor fan over, space and plumbing for a washing machine and dishwasher, space for fridge, wall mounted Baxi gas fired boiler, door to rear porch. Bedroom 1; aspect to front. Bedroom 2; aspect to front. Family Bathroom; four piece suite comprising a panelled bath, tiled surround, separate shower cubicle with tiled surround and electric Mira shower over, pedestal wash basin, low level WC.

OUTSIDE: To the front of the property there is a generous driveway affording off road parking for a number of vehicles, with access to the Garage with up and over door, power and lighting, and a personal door to the garden. The rear garden is laid to lawn and patio and enjoys a good degree of privacy.

MATERIAL INFORMATION:

Council Tax Band: D

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is plenty of parking at this property and a Garage

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.

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.











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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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The Property Ombudsman

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