

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



WEST BANK

Staple Lane, West Quantoxhead, TA4 4DE



A beautifully presented and extended detached three bedroom chalet bungalow, situated in a favoured village at the foot of the Quantock Hills.

The property comprises a detached bungalow of traditional brick and block construction with stone elevations under a heavy tiled roof, with the benefit of full uPVC double glazing and oil fired central heating. The property will be found in excellent condition throughout, benefiting from private gardens, a balcony with views as far as Minehead, ample off road parking and a double Garage with inspection pit.

ACCOMMODATION



The accommodation in brief comprises; Glazed door into **Entrance Porch** with tiled floor. Door into **Entrance Hall**, with under stairs area utilised as an office space.

Living Room/Dining Room; triple aspect, with sliding patio doors to the rear garden, multi fuel burner inset into the chimney breast with tiled hearth and oak beam over, ample room for dining table.

Kitchen/Breakfast Room; triple aspect with two large Velux windows, beautifully fitted kitchen with a central island, cream fitted cupboards and drawers under a granite worktop with ceramic sink and drainer, mixer

tap over, space for range oven, integrated dishwasher, integrated fridge, integrated freezer, door to garden.

Door into **Utility Room;** Grant oil fired boiler, space and plumbing for washing machine, space for tumble dryer.

Downstairs WC; low-level WC, wash basin. Ground floor bedroom 3; With aspect to front, good range of built-in wardrobes.

Stairs to 1st floor landing, with glazed door to Balcony; with composite decking area and stainless steel balustrade with glass panels, enjoying views to the



Brendon Hills and to the Bristol Channel and Minehead.

Bedroom 1; double aspect with an excellent range fitted wardrobes, secondary hatch to roof space, eaves storage.

Bedroom 2; aspect to front, hatch to loft space. Family

Bathroom; with tiled floor, white suite comprising a panelled bath with tiled surround, thermostatic mixer

shower over, low-level WC, wash basin, heated towel rail, airing cupboard with modern cylinder and immersion switch.



OUTSIDE

The property has off-road parking for a number of vehicles. Access to the double garage with 2 up and over doors with power and lighting and an inspection pit. The gardens are private and wrap around the property being laid to lawn and incorporating a pond.



GENERAL REMARKS & STIPULATION

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, sewage, oil fired central heating.

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

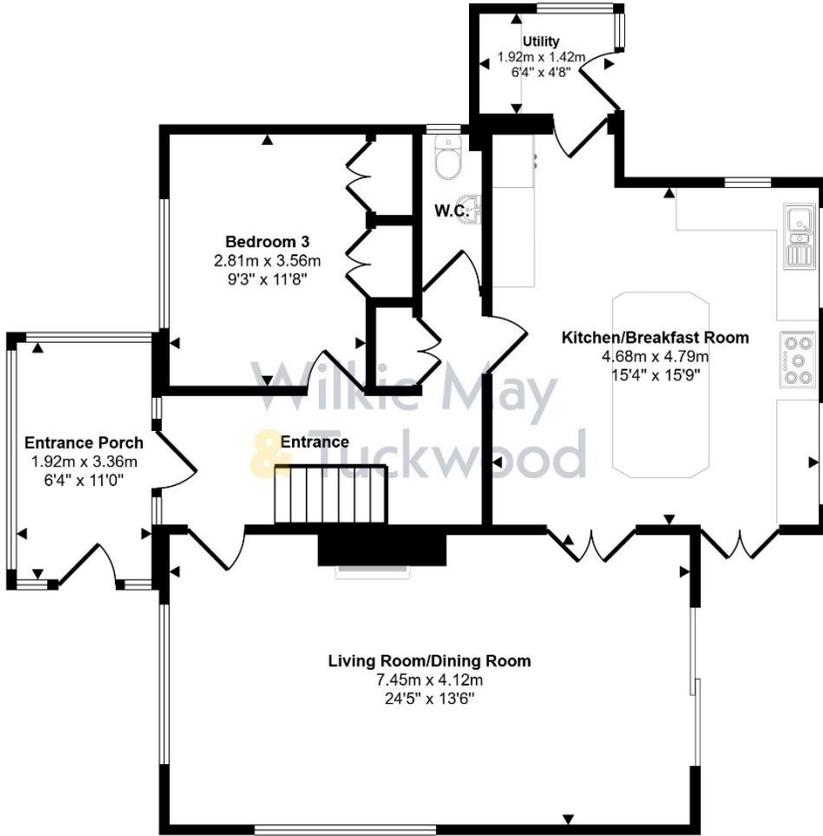
Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

FLOORPLAN



Ground Floor
Approx 92 sq m / 986 sq ft

Denotes head height below 1.5m

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.



First Floor
Approx 52 sq m / 560 sq ft

Denotes head height below 1.5m

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Garage
Approx 29 sq m / 316 sq ft

Denotes head height below 1.5m

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