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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

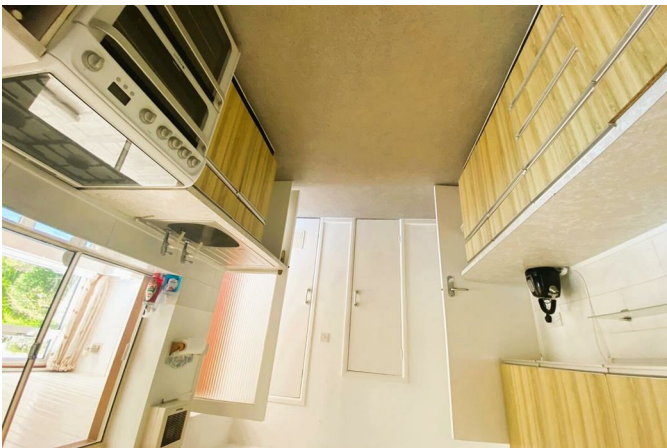
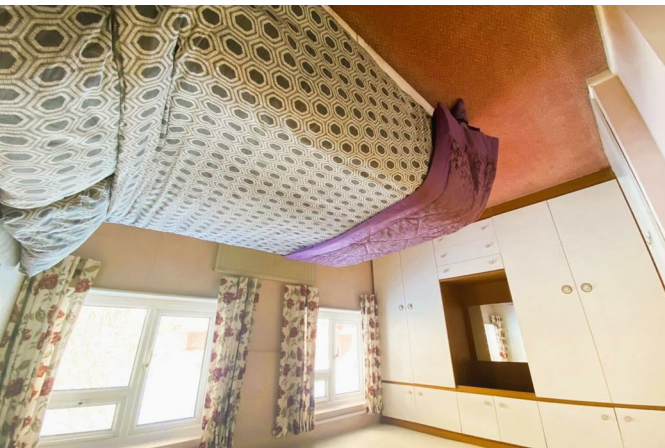
Property Location: <http://wiser.brightescapades>

Council Tax Band: D

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

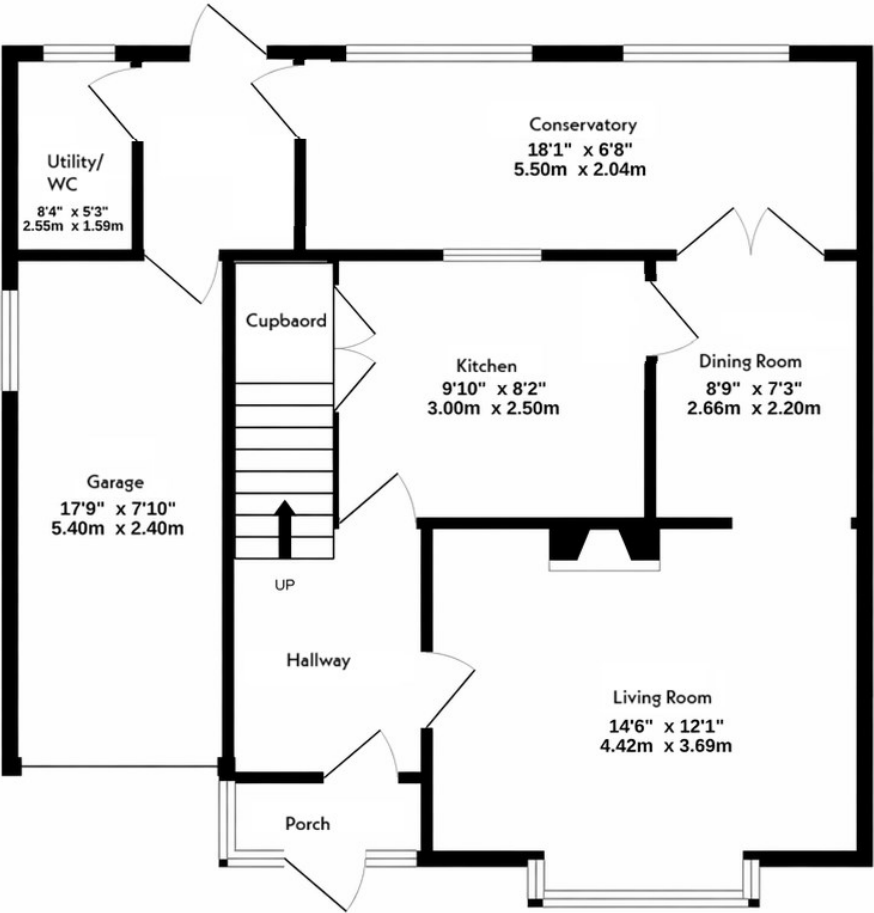
Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea - Very Low. Surface Water - Very Low.

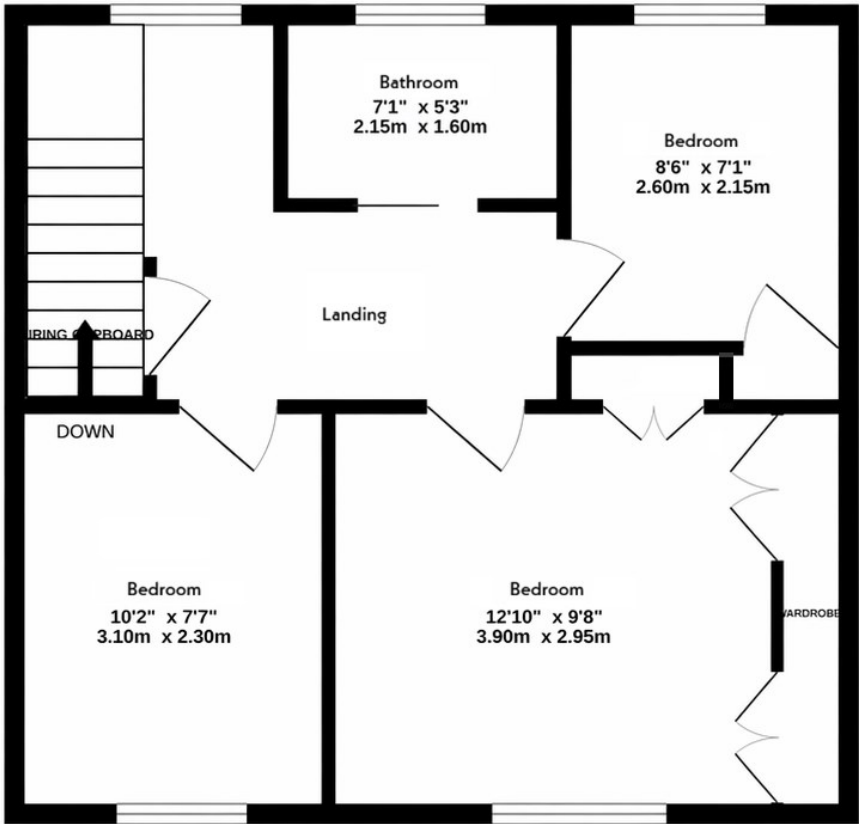


**Wilkie May
& Tuckwood**

Floor Plan



Ground Floor



First Floor



Description

- Modernisation and Remedial Works Required
- Competitively Priced to Reflect Condition
- Three Bedrooms
- Detached House
- Generous South-Facing Rear Garden
- Convenient Town Centre Location
- Mains Gas-Fired Central Heating
- uPVC Double Glazing
- Single Garage and Off-Road Parking
- Vacant Possession and No Onward Chain

Offered to the market with vacant possession and no onward chain.

A competitively priced, three bedroom detached home occupying a generous size plot with a large, South facing rear garden. The property is conveniently positioned within walking distance of the town centre and a nearby park, while also offering straightforward access to Junction 25 of the M5 motorway. The house now requires general modernisation and updating, together with some remedial works and has been priced accordingly. It offers well balanced accommodation, a generous garden and considerable potential for buyers looking to improve a property to their own specification. The property is offered with vacant possession and no onward chain.



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The accommodation is arranged over two floors and comprises in brief; an entrance porch opening into the main entrance hallway, with stairs rising to the first floor and doors providing access to the kitchen and living room. The living room has been extended to the front, creating a spacious reception room with a large bay window and gas fire. The room opens through into a separate dining area, which in turn provides access to both the kitchen and conservatory. The kitchen is fitted with a range of matching wall and base storage units with work surfaces over. There is space and plumbing for a washing machine, space for a gas cooker and a number of useful storage cupboards. The conservatory is positioned at the rear of the property and can be accessed from both the kitchen and dining room. Leading from the conservatory

is a useful utility room/cloakroom, while an internal door provides access into the single garage. On the first floor, there are three bedrooms and a shower room comprising a low-level WC, wash hand basin and shower cubicle. Externally, the property occupies a generous plot and benefits from a good degree of privacy. The South facing rear garden is predominantly laid to lawn, with a patio area and a selection of established flower and shrub borders. There is also useful side access, an outside tap and exterior lighting. To the front of the property is a smaller garden area and a driveway providing off-road parking for one vehicle. The driveway leads to the single garage, which has an up-and-over door, power and lighting. Although requiring investment and improvement, the property represents an excellent opportunity to acquire a detached home in a convenient location at a competitive price.

