





Bridge Close

Williton TA4 4PJ

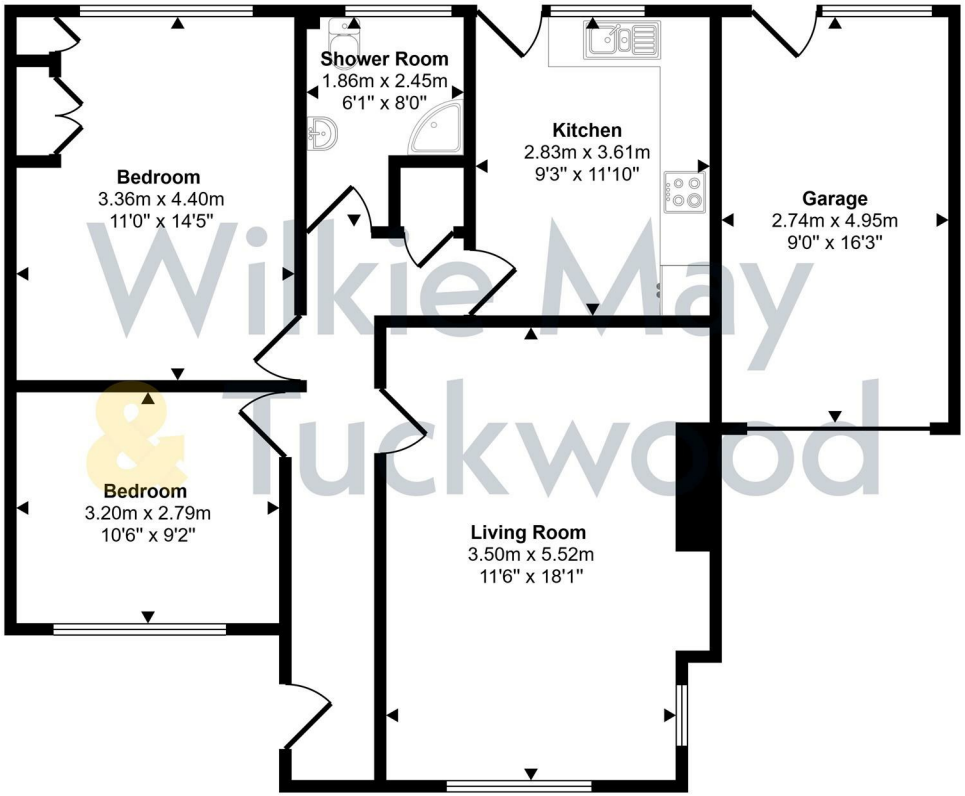
Price £299,950 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
85 sq m / 917 sq ft



Wilkie May & Tuckwood

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.

WM&T

Description

A well presented and maintained two bedroom semi detached bungalow, situated in a popular cul-de-sac with No Onward Chain.

- No Onward Chain
- Gas Fired Central Heating
- Garage & Off Road Parking
- Attractive Gardens
- Popular Cul-de-sac Location

The property comprises a two bedroom semi detached bungalow, built of traditional brick and block instruction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The bungalow will be found in excellent order throughout and has attractive gardens, off road parking and a Garage.

The accommodation in brief comprises; Obscure fully glazed uPVC door into the Entrance Hall; boiler cupboard housing ideal gas fired boiler for central heating and hot water, hatch to roof space. Living Room; with double aspect. Kitchen: aspect to rear, a range of wood effect cupboards and drawers under a solid oak worktop with inset stainless steel sink and drainer, mixer tap over, four ring gas hob, extractor hood over, eye level electric oven, space and plumbing for a washing machine, space for a tall fridge/freezer, space for a small breakfast table. Bedroom One; with aspect to rear, range of full height built-in wardrobes. Bedroom Two; aspect to front. Shower Room; with white suite comprising a corner shower cubicle, tiled surround, thermostatic mixer shower over, low-level WC, pedestal wash basin.

OUTSIDE: The property has a front garden laid to lawn with an adjacent driveway affording off-road parking for two vehicles leading to the Garage with an up and over door, power and lighting and the personal door to the private rear garden. The rear garden has a sizable patio seating area, and plays host to a wonderful variety of colourful shrubs and flowers.

MATERIAL INFORMATION:

Council Tax Band: C

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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