





Bilbrook TA24 6HD

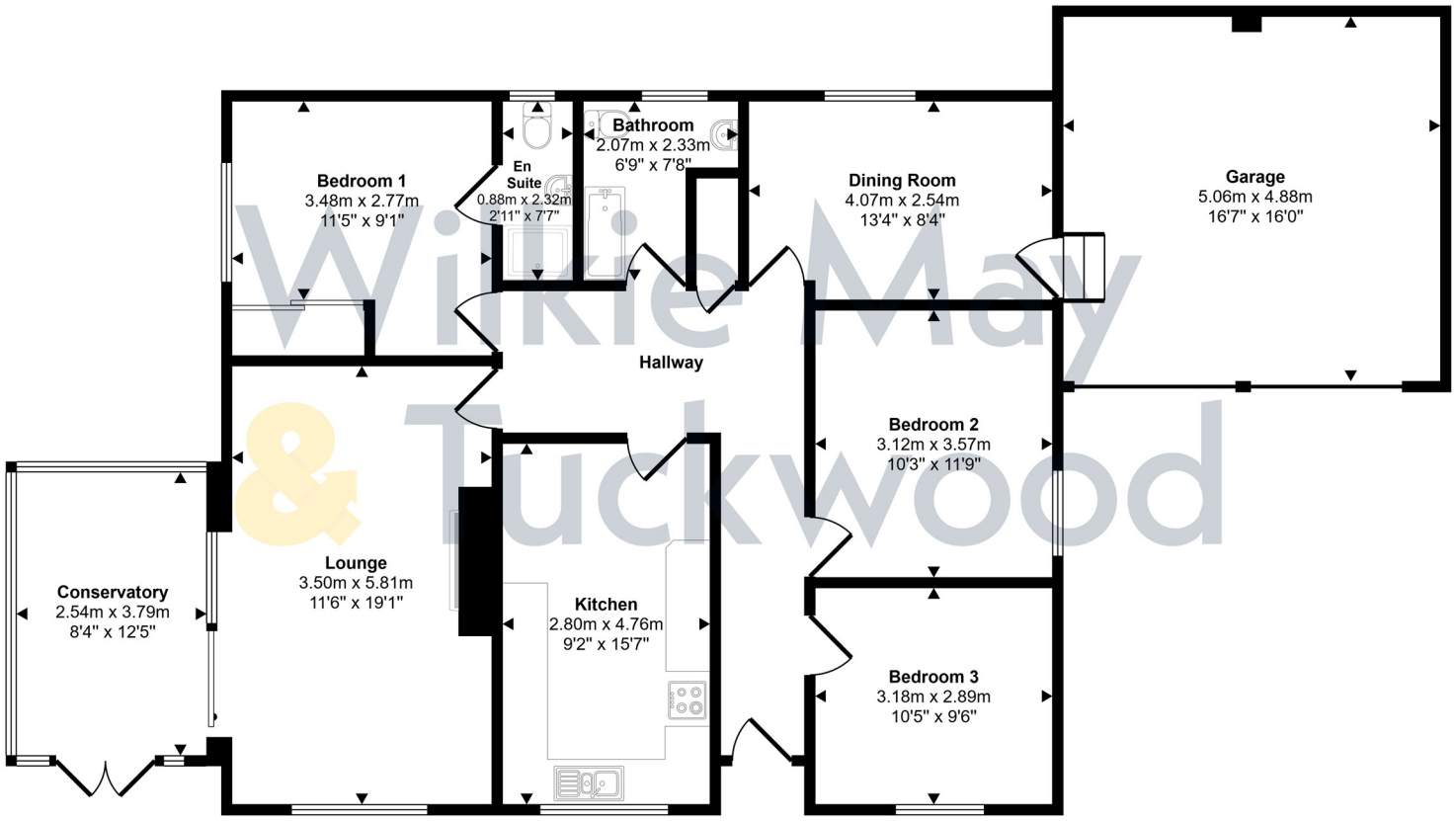
Price £325,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
139 sq m / 1501 sq ft



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 SPACIOUS THREE-BEDROOM DETACHED BUNGALOW - situated within the popular village of Bilbrook with good-sized garden, double garage, off road parking and wonderful views.

- Spacious detached bungalow
- Good-sized surrounding gardens
- Wonderful views over open farmland
- Double garage and off road parking
- NO ONWARD CHAIN





Of cavity wall construction under a pitched roof, this spacious property is in need of general updating but does benefit from oil fired central heating throughout, two reception rooms, a conservatory, an en-suite to the master bedroom, a double garage with off road parking, attractive surrounding gardens and wonderful views from the rear over rolling farmland.

The accommodation comprises in brief: entrance through front door into a spacious hallway with doors to the principal accommodation.

The lounge is a large room with window to the front and brick fireplace with inset wood burning stove. Sliding patio doors open to the conservatory which is glazed on three sides with French doors opening to the garden.

The dining room is to the rear of the property with lovely views over the farmland and door with steps down to the garage.

The kitchen is alongside the lounge and is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and space for white goods.

There are also three bedrooms. The master bedroom has a fitted wardrobe, window to the side and door to a fitted en-suite shower room. Bedroom two has an aspect to the side and bedroom three to the front. There is also a fitted bathroom.

Outside, the property is approached over a driveway leading up to the double garage with space for off road parking. The gardens are on all sides and laid to lawn. To the rear there are wonderful farmland views.

AGENT'S NOTE: The owners of the adjoining property known as Ivy Cottage have a right of way over the initial part of the driveway to gain access to their property.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water and electricity. Septic tank drainage and oil fired central heating.

Local Authority: Somerset Council, Taunton TA1

Property Location: ///slowness.impresses.magnum **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 56 Mbps download and 9 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.

Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on http://www.gov.uk/check-long-term-flood-risk

Planning: Local planning information is available on http://www.somersetwestandtaunton.gov.uk/asp/

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 26th October 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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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