





West Bank

West Quantoxhead TA4 4DE

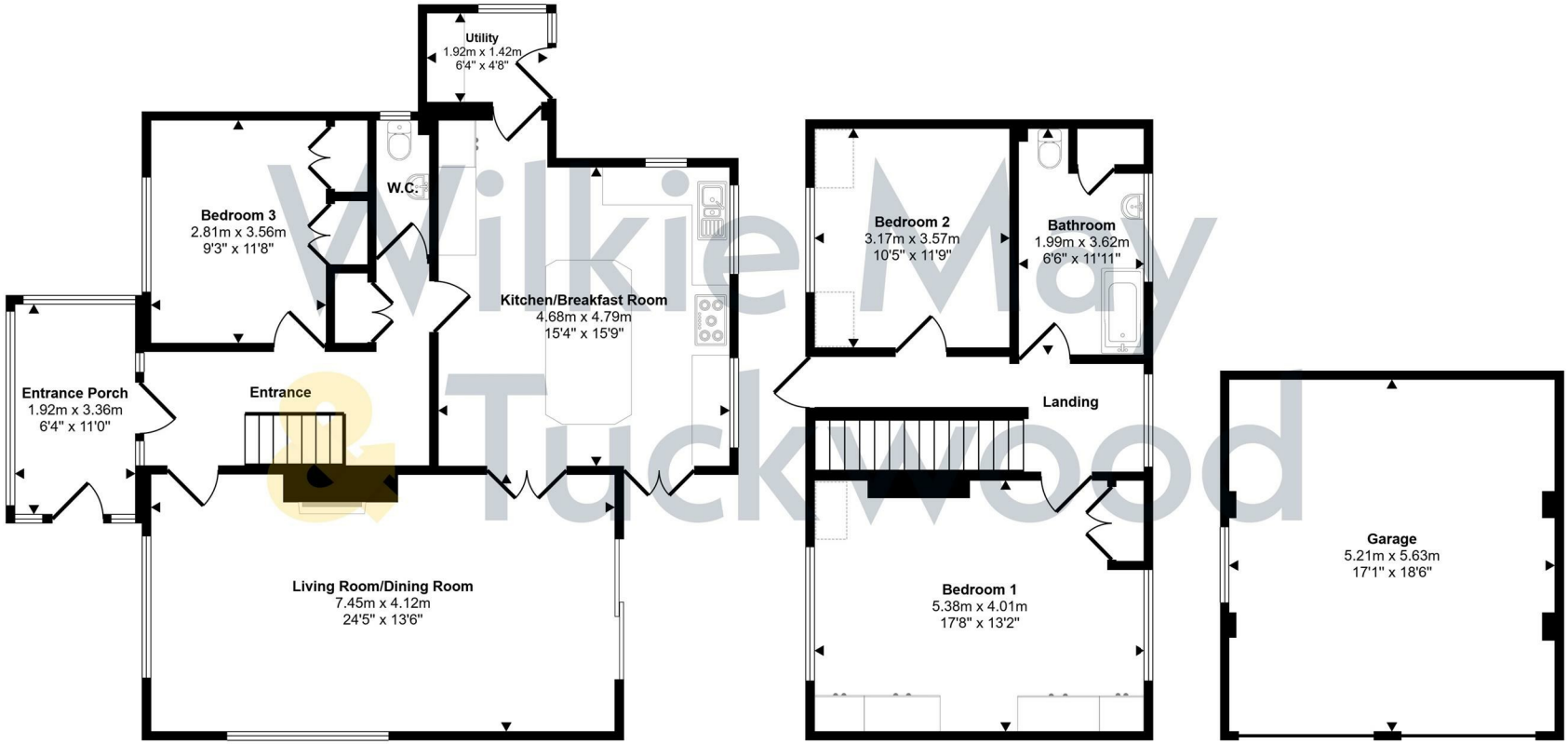
Price £545,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
173 sq m / 1862 sq ft



Ground Floor
Approx 92 sq m / 986 sq ft

First Floor
Approx 52 sq m / 560 sq ft

Garage
Approx 29 sq m / 316 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.

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Description

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

- Well Presented Accommodation
- Garage & Off Road Parking
- Oil Fired Central Heating
- uPVC Double Glazing
- Far Reaching Views
- Popular Location
- Private Gardens

DESCRIPTION: 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.

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.

MATERIAL INFORMATION:

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

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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'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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