



**Church Lane**  
Taunton TA4 4EL  
Price £325,000 Freehold

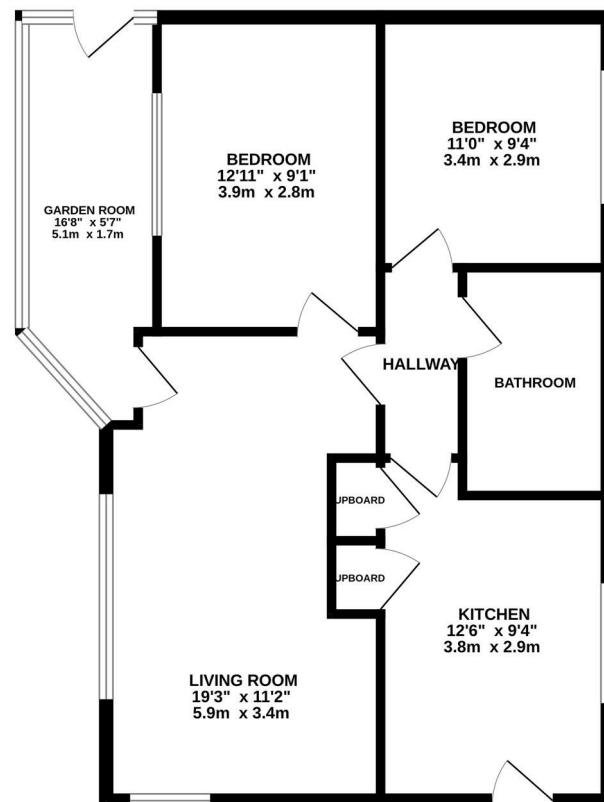
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**Wilkie May  
& Tuckwood**

# Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Description

**OUTLINE PLANNING PERMISSION – An opportunity to purchase a two bedroom detached bungalow, with outline planning to demolish and rebuild with one or two dwellings.**

- Outline Planning Permission
- Good Sized Plot
- Garage
- Off Road Parking
- Village Location at The Foot of The Quantock Hills
- Electric Night Storage Heating
- Wood Burner
- uPVC Double Glazing



The property comprises a detached bungalow of non-traditional Woolaway construction, under a tiled roof with the benefit of full uPVC double glazing and electric night storage heating, supported by a wood burner. The bungalow is situated in a cul-de-sac and has views to the Quantock Hills. For all planning details passed please refer to planning number 3/01/25/001

The accommodation in brief comprises; glazed uPVC door into Garden Room, with aspect to front, uPVC double glazed units, obscure glazed door into Entrance Hall.

Living Room; with double aspect, chimney breast with inset wood burner, with reconstructed stone surround and hearth.

Kitchen; with aspect to rear, built in storage cupboard, airing cupboard with modern foam lagged water cylinder with immersion switch, range of wood effect cupboards and drawers under a rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, tiled splashbacks, fitted electric oven with four ring electric hob, space and plumbing for a washing machine, space for tumble dryer, space for under counter fridge.

Bedroom; aspect to front. Bedroom; aspect to rear.

Family Bathroom; with white suite comprising panelled bath, tiled surround, mixer shower attachment, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: The property is situated in a small cul-de-sac on the edge of the village and occupies a good-sized plot that lends itself well to redevelopment of the existing bungalow or complete demolition and rebuild into one or two units. The plot is relatively level and offers off road parking for a number of vehicles, and there is a single Garage with up and over door.

## MATERIAL INFORMATION:

Council Tax Band: D

Tenure: Freehold

Utilities: Mains water, electricity, sewage.

Parking: There is off road parking at this property and a 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](http://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:



#### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Freehold

**Services:** Add text here

**Local Authority:**

**Property Location:** Add text here **Council Tax Band:** D

**Broadband and mobile coverage:** Add text here

**Flood Risk:** Add text here

**Planning:** Add text here

**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 April 2024.

**MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particulars 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.



Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

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**Tel: 01984 634793**

