



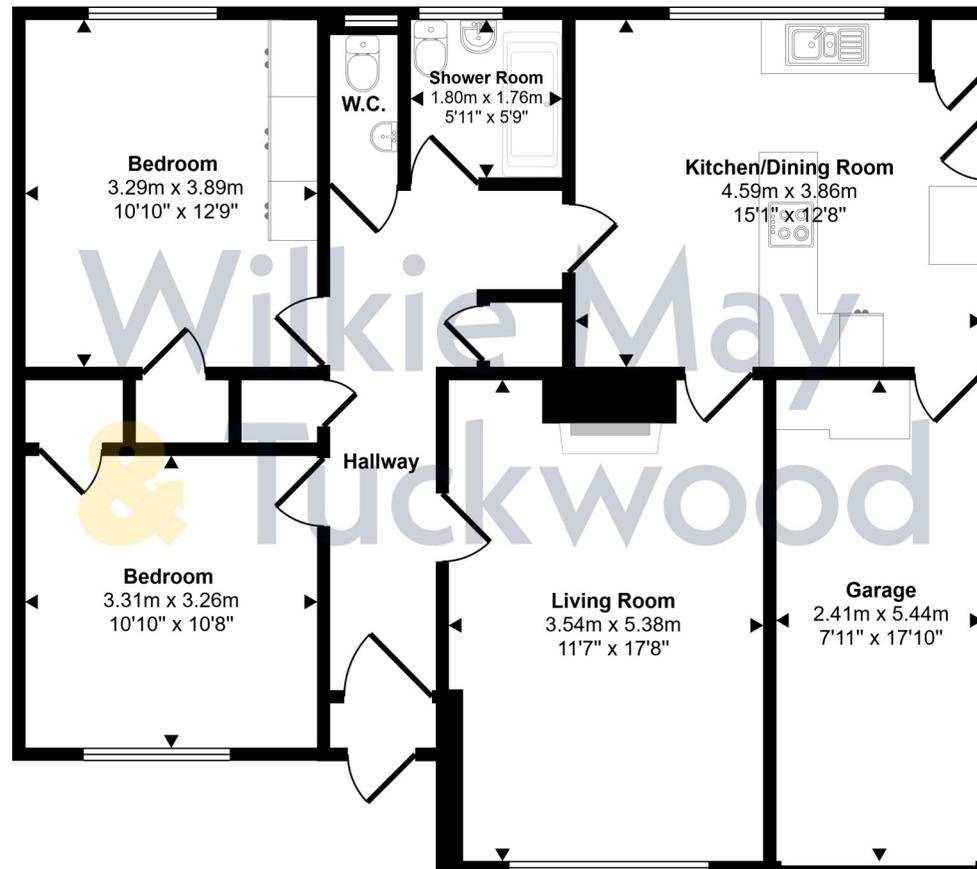
Long Lakes,
Williton, TA4 4SR
£310,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
97 sq m / 1042 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.

Description

A beautifully presented and well maintained, two bedroom detached bungalow with south facing gardens, solar panels and No Onward Chain.

- Detached
- 2 Bedrooms
- Immaculate Throughout
- No Onward Chain

The property comprises a detached bungalow of traditional brick and block construction, under a tiled roof with the benefit of full uPVC double glazing and gas central heating, situated in a popular residential area, within walking distance of the village centre and its amenities. The bungalow will be found in "turn key" condition, and has the benefit of solar panels, a Garage and No Onward Chain.

The accommodation in brief comprises; Glazed door into Entrance Porch; obscure glazed door into to spacious Entrance Hall; with storage cupboard, airing cupboard with wood slat shelving, modern foam lagged tank with immersion switch. Living Room; with aspect to front, living flame coal effect gas fire with tiled surround and hearth. Kitchen/Dining Room; aspect to rear, ample room for dining table, good range of cream coloured cupboards and drawers under a wood effect rolled edge laminate worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, eye level electric Bosch oven, microwave oven over, four ring induction hob, space and plumbing for washing machine, space for tall fridge/freezer, pantry cupboard, Vaillant wall mounted boiler, door into the Garage. Bedroom One; aspect to rear, built in single wardrobe and a good range of fitted full height wardrobes. Bedroom Two; aspect to front, built in single wardrobe. Separate WC; part tiled walls, wash basin, low level WC. Shower Room; wash basin, low level WC, low-level shower tray with electric Mira shower over, tiled walls.

Garage; with power and lighting, electric up over the door.

AGENTS NOTE: The property has the benefit of solar panels. We understand from our client that these are leased and can be transferred to the new owners.(There are 11 years remaining on the original 25 year lease with Home Sun 4Ltd.



OUTSIDE: To the front of the property there is off-road parking for two vehicle vehicles. To the rear of the property there is a sunny enclosed garden with a safe facing aspect laid mainly to lawn to include a greenhouse and metal shed.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, mains gas.

Local Authority: Somerset Council, Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: D

Parking: There is off road parking 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

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 February 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavor 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.



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