





Butts Close

Taunton TA4 4SB

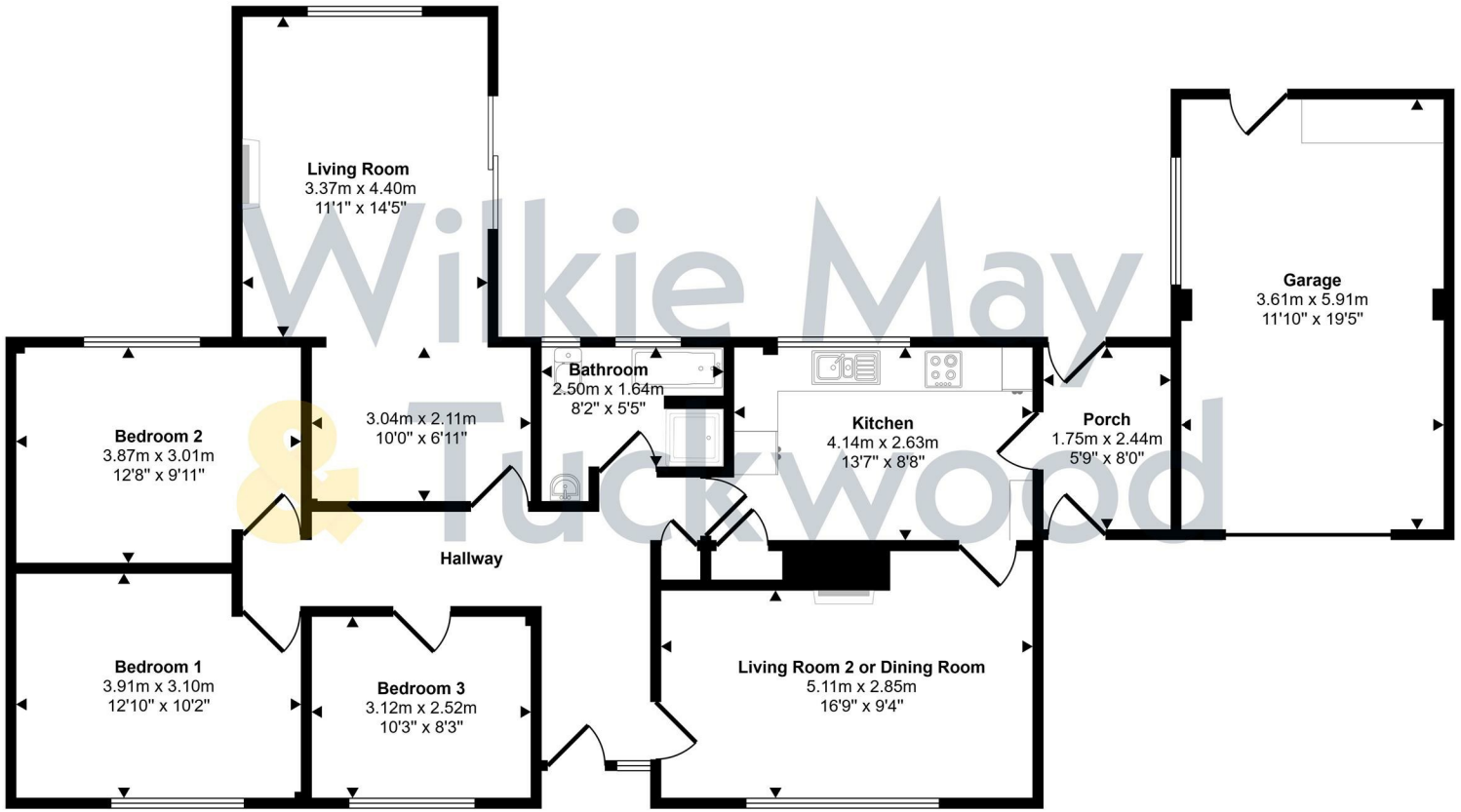
Price £299,950 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
128 sq m / 1383 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.

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Description

An extended and very spacious three bedroom detached bungalow, situated on a generous plot on the edge of the popular village of Williton.

- No Onward Chain
- Extended Accommodation
- Garage & Off Road Parking
- uPVC Double Glazing
- Gas Fired Central Heating
- Generous Plot

The property comprises a detached three bedroom bungalow, the majority of which is of non-traditional Woolaway construction, with a later modern traditional extension to form a 2nd living room and Garage. The bungalow has been occupied by the same family for over 50 years, benefitting from full uPVC double glazing, gas central heating and No Onward Chain.

The accommodation in brief comprises; Glazed uPVC door into side porch; with tiled floor.

Glazed uPVC door into Kitchen with tiled floor, aspect to rear, good range of wood effect cupboards and drawers under a granite effect rolled edge worktop with tiled splashbacks, inset stainless steel sink and drainer, mixer tap over, fitted eye level electric double oven, four ring hob, integrated fridge/freezer, integrated washing machine, integrated dishwasher, airing cupboard housing modern foam lagged cylinder with immersion switch, ample room for breakfast table, hatch to roof space.

Living Room 2/Dining Room; with aspect to front, gas fire inset into reconstructed stone hearth. Hallway; boiler cupboard housing Worcester gas fired boiler.

Glazed door into Living Room 1; double aspect, gas fired living flame coal effect fireplace with marble surround and wooden mantel piece over, sliding patio doors to the Garden.

Bedroom 1; aspect to front. Bedroom 2; aspect to rear. Bedroom 3; aspect to front.

Bathroom; with four piece suite comprising panelled bath, tiled surround, separate shower cubicle, thermostatic mixer shower over, low level WC, pedestal wash basin.

OUTSIDE: The bungalow is accessed via double timber gates affording off road parking for two vehicles with direct access into the conventionally built spacious Garage with up and over door, power and lighting, personal door to garden. The gardens are level and have a large paved seated area, with the remainder laid to lawn with planted borders, and include a shed and summerhouse.

MATERIAL INFORMATION:

Council Tax Band: D

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking at the 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

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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