



Brendon Close

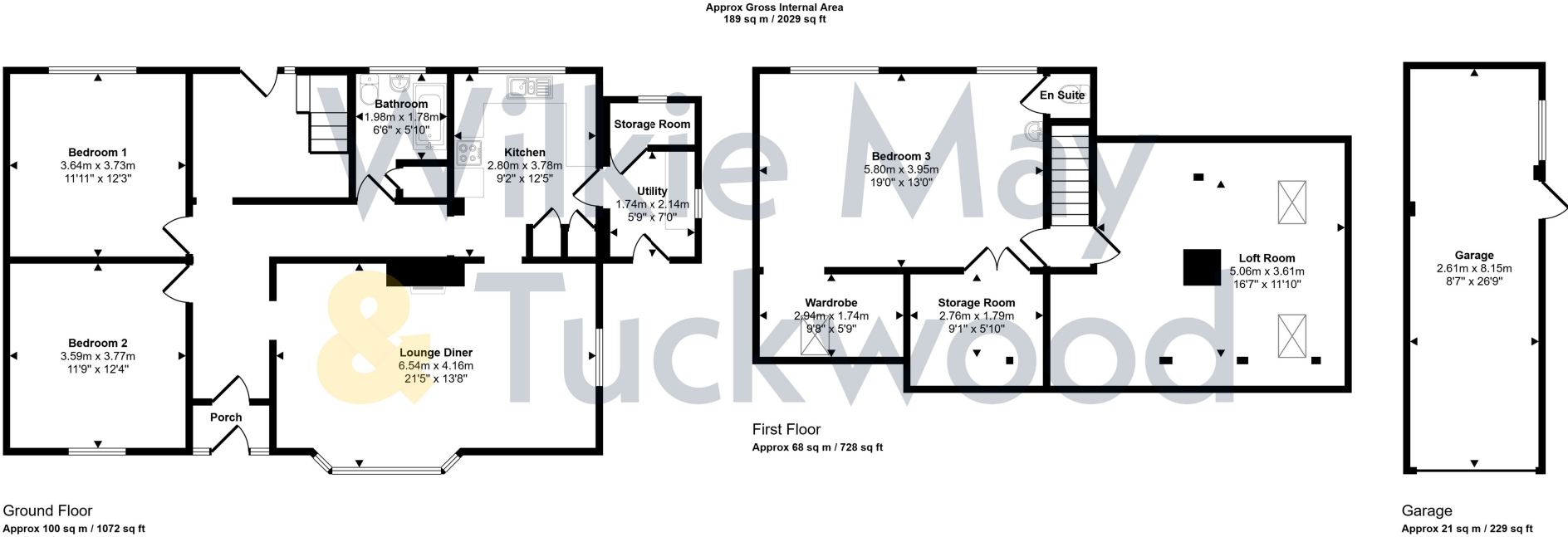
Roadwater TA23 0RG

Price £350,000 Freehold



Wilkie May
& Tuckwood

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 SPACIOUS THREE-BEDROOM DETACHED BUNGALOW – with large loft room, large garden, garage and off road parking located in this popular West Country village.

- Popular village location
- Large garden with stream running through
- Air source heat pump and solar panels
- Garage and off road parking
- Internal viewing highly recommended



Of cavity wall construction under a pitched roof, this spacious property has been lovingly maintained by the current owner and retains the original wooden flooring throughout. Modern additions of an air source heat pump and solar panels means that she has been able to get rid of the original oil fired central heating and enjoy extremely low heating costs. Other benefits include off road parking with a detached garage and a large, beautifully maintained garden.

The accommodation is spread over two floors and briefly comprises a spacious hallway with stairs to the first floor, two double bedrooms, a large lounge diner, kitchen with utility room and the bathroom.

The lounge diner is a particular feature of the property and is a lovely, airy room with large shallow bay to the front enjoying lovely views over the front garden and a dining area with window to the side. There is also a fireplace with space for a wood burning stove.

From the dining area there is access to the kitchen which overlooks the rear garden and has a utility room alongside



with door to the garden and a good-sized storage room which does have plumbing for a wc if needed.

To the first floor there is a large bedroom, currently used as an artist's studio. This room has an en-suite wc, a large storage room and a large wardrobe area together with two windows affording lovely views over the rear garden. There is also a large loft room which has two velux windows and some restricted head height.

Outside, the gardens are a particular feature of this property. The front garden has been planted with trees and shrubs affording a high degree of privacy. A framework has been erected by the client so that an awning can be put up to provide shade. Alongside the front garden there is a driveway providing off road parking leading to the garage.

The rear garden is a particular feature of this property and has been planted by the current owner with many unusual and specimen trees and shrubs creating a wonderland of discovery with a lovely stream running through.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity.

Local Authority: Somerset Council, Taunton TA1

Property Location: [///amplifier.scrapping-generally](#) Council Tax Band: D

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20

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/>

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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 1998. 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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