



Billbrook TA24 6HE

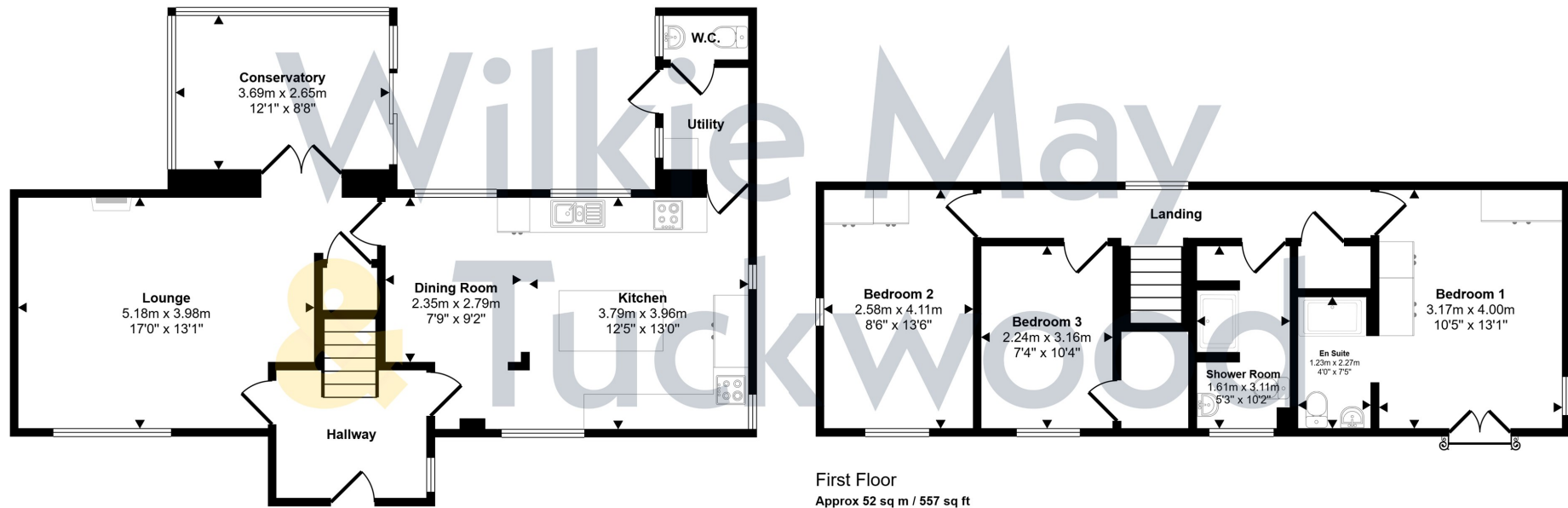
Price £535,000 Freehold

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Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
122 sq m / 1309 sq ft



Ground Floor
Approx 70 sq m / 752 sq ft

First Floor
Approx 52 sq m / 557 sq ft

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

An attractive, three double bedroom detached house situated on the outskirts of the popular hamlet of Bilbrook, offered for sale with NO ONWARD CHAIN.

Of rendered brick construction under a pitched roof, the property benefits from oil fired central and double glazing throughout, a modern kitchen, a utility room, a cloakroom, a conservatory, an en-suite to the master bedroom, a detached garage with off road parking and a large, level garden fronting the house.

- Tucked away position on the outskirts of Bilbrook
- Large garden fronting the property
- Detached garage with off road parking
- Modern kitchen with integrated appliances
- NO ONWARD CHAIN



The accommodation comprises in brief: entrance through front door into hallway with doors to the lounge and dining area and stairs to the first floor.

The lounge is a large room with window to the front overlooking the lovely gardens, understairs storage cupboard, wood flooring and an attractive Minster fireplace. Double doors open to the conservatory which has sliding doors on the side opening to a rear courtyard.

A door also leads through to the dining area which is a lovely, light room with windows to the front and rear.

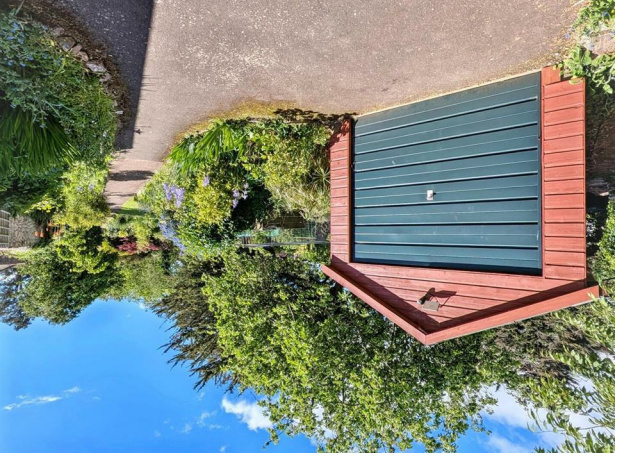
The kitchen is fitted with a comprehensive range of modern wall and base units, sink and drainer incorporated into work surface with matching upstands and tiled surrounds and an island unit. There are also integrated appliances to include an induction hob with extractor hood over, a microwave with warming drawer beneath, a dishwasher, a double oven and fridge freezer. There are also two windows to the side and one to the rear overlooking the courtyard.



From the kitchen, a door opens into the utility room which has a door to the rear courtyard and a door into the fitted cloakroom.

To the first floor there is a landing area with window to the rear and doors to the bedrooms and shower room. All three bedrooms have windows to the front designed to take full advantage of the lovely views over the garden, with the master bedroom having a Juliet balcony and an en-suite shower room. There is also a family shower room.

Outside, the property is approached from Lower Bilbrook Lane over a driveway providing off road parking leading to the detached garage. A pathway then leads up through the garden to the house. The garden is predominantly laid to lawn with various flowers, shrubs and trees. There are also fruit cages, a vegetable plot, a shed and a summerhouse positioned on an attractive patio area. To the rear of the house there is a patio area where the oil fired boiler can be found.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity. Oil fired central heating.

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://freelyhandbagsolder.com> Council Tax Band: F

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 66 Mbps download and 14 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** High 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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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 1998. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of misses) 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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