



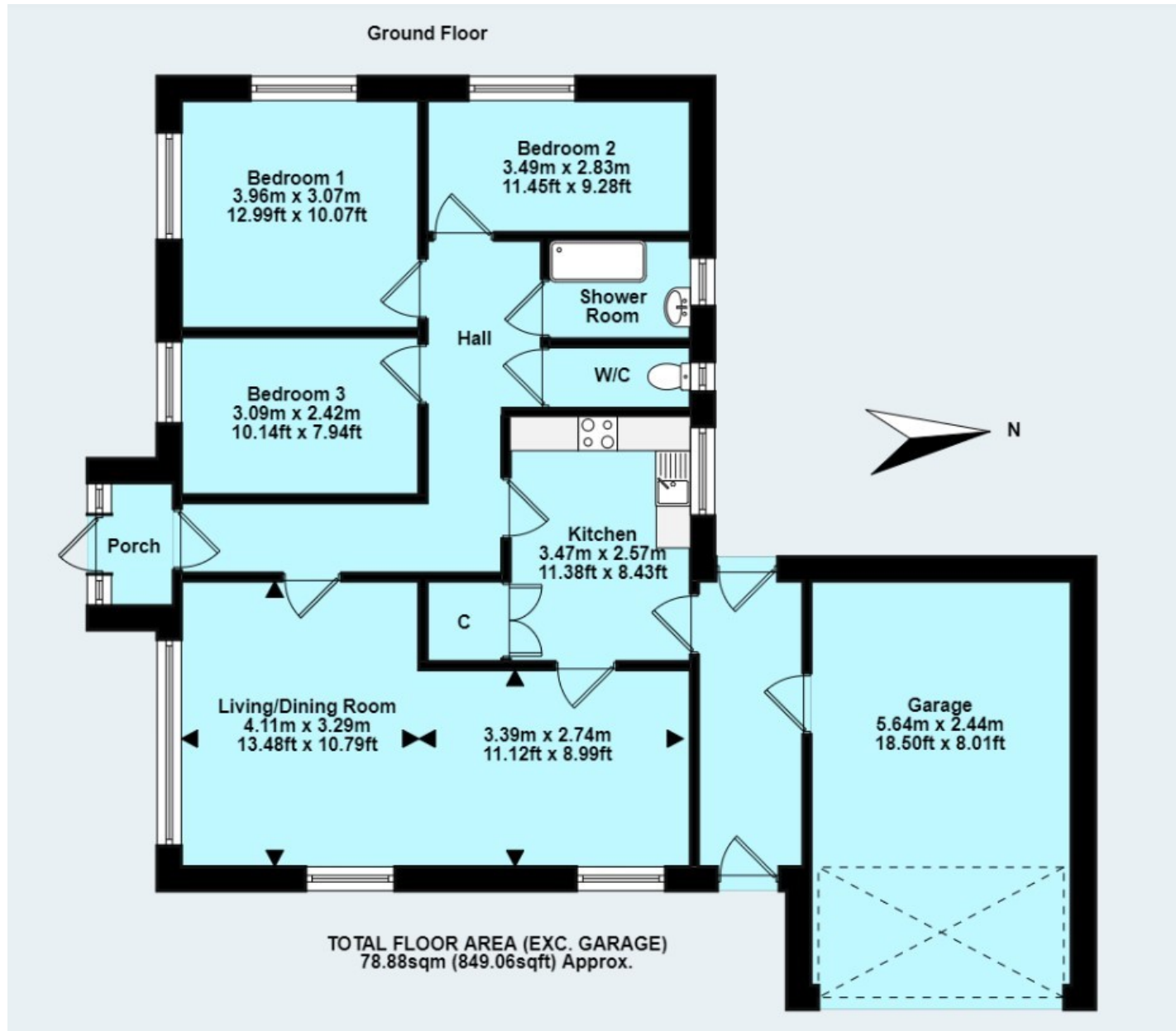
The Crescent

Carhampton. TA24 6LR
£349,950 Freehold

			E
3	1	1	EPC

**Wilkie May
& Tuckwood**

Floor Plan



Description

An attractive three bedroom detached Bungalow with lovely gardens, garage and off road parking occupying a corner cul-de-sac position within the sought after village of Carhampton and offered for sale with NO ONWARD CHAIN.

The property also benefits from oil fired central heating and double glazing throughout together with new front and rear doors.

- Village corner cul-de-sac location
- Garage with off road parking
- Summerhouse and workshop with power
- 3 Bedrooms
- Attractive wrap-around gardens



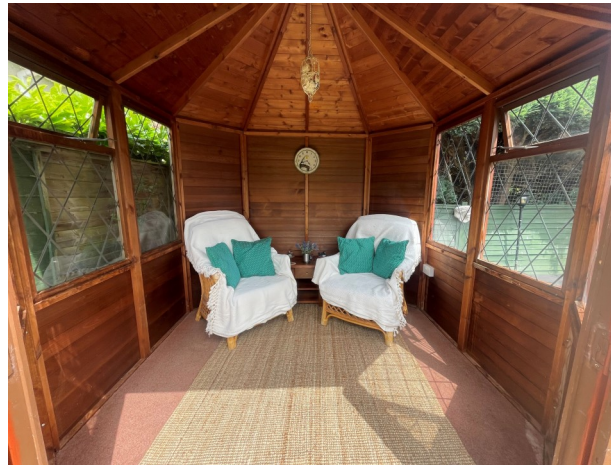
THE ACCOMMODATION COMPRISES IN BRIEF: SHOWER ROOM: fitted shower room with large entrance through front door into ENTRANCE HALL with attractive wood effect flooring. walk-in shower and SEPARATE WC.

LIVING/ DINING ROOM: large L-shaped room with two windows to the side and one to the front, wood effect flooring and two radiators.

KITCHEN: fully fitted kitchen with space and plumbing for washing machine, space for fridge and electric cooker with extractor hood over. There is also a window to the rear and door to a SIDE HALLWAY which has a door into the garage.

BEDROOMS: three good-sized Bedrooms with views over the garden and wood effect flooring.

OUTSIDE: there is a driveway providing for off road for parking for two vehicles leading to the GARAGE which houses the oil fired boiler. The property sits within beautifully maintained wrap-around gardens predominantly laid to lawn with flower and shrub borders. There is also a large timber workshop with power and a summerhouse with decked seating area alongside.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water, mains electricity, mains drainage, oil fired central heating.

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

Property Location: [///spice.storeroom.harmony](http://spice.storeroom.harmony) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 65 Mbps download and 16 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk Surface Water:** Medium 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/>

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 June 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour 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.

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.