



Bracken Edge,

West Quantoxhead, TA4 4DH
£350,000 Freehold



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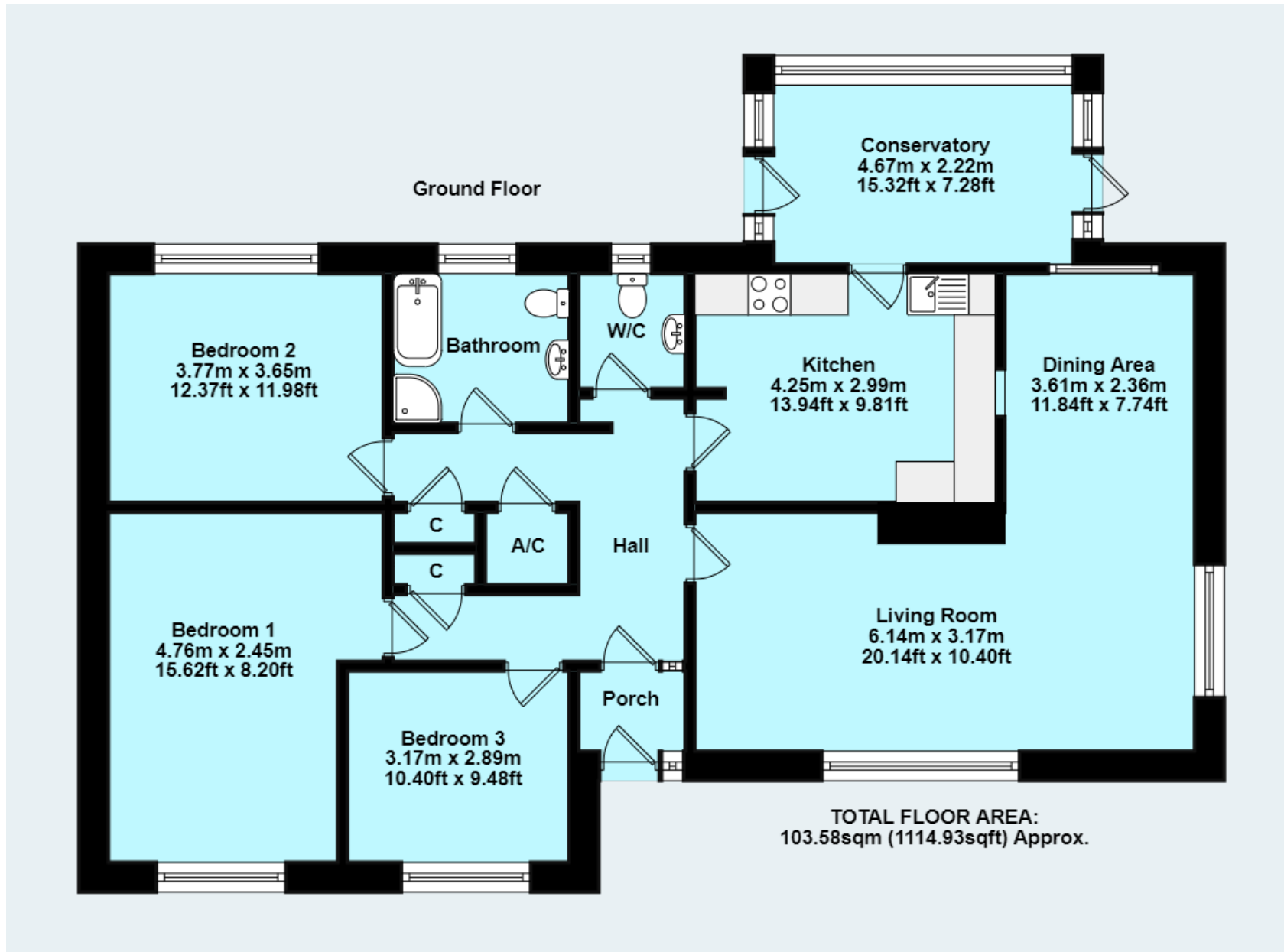
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**Wilkie May
& Tuckwood**

Floor Plan



Description

A detached 3 bedroom bungalow with No Onward Chain, situated in a popular cul-de-sac at the foot of the Quantock Hills.

- Detached Bungalow
- 3 Bedrooms
- Oil Fired Central Heating
- In Need of Some Cosmetic Modernisation
- No Onward Chain

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a detached bungalow of traditional brick and block construction with reconstructed stone and rendered elevations under a heavy tiled roof with the benefit of partial uPVC double glazing and oil fired central heating. The property has been well maintained but would now benefit from some cosmetic modernisation and viewings are advised to appreciate the gardens and the space of the accommodation on offer.

The accommodation in brief comprises; part glazed uPVC door into Entrance Porch. Glazed door into Entrance Hall; large walk in storage cupboard, second storage cupboard, airing cupboard housing modern foam lagged cylinder with immersion switch. Living Room/ Dining Room (L-shaped; triple aspect, far reaching views to the Bristol Channel and North Hill, Minehead. Wood burner inset into fireplace with tiled surround and hearth, TV point, telephone point, ample room for dining table, serving hatch to kitchen. Kitchen; aspect to rear, range of solid wood cupboards and drawers under a marble effect rolled edge worktop, stainless steel sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven and four ring hob over, space and plumbing for washing machine, space for tall fridge-freezer. Bedroom 1; aspect to rear, good range of fitted wardrobes, wash basin inset into vanity unit. Bedroom 2 (formally the original garage); with aspect to front, range of fitted wardrobes, secondary hatch to loft space. Bedroom 3; aspect to front. Bathroom; with four piece suite comprising panelled bath, tiled surround, corner shower cubicle with electric Mira shower over, low level WC, wash basin inset into vanity unit with mirrored cupboard over. Separate WC; with low level WC, wash hand basin with tiled splashback. Garden Room; with doors to each side, stainless steel sink and drainer with private aspect over rear garden.



OUTSIDE: The bungalow sits on a generous wrap around plot, at the front of the bungalow the gardens are laid mainly to lawn with planted borders. There is a driveway leading to the Garage; with up and over door, power and lighting. The rear garden enjoys a private aspect and is laid to lawn and paved seating areas with hedged and walled boundaries and planted borders. There is also a small workshop/garden store and the boiler room with Grant oil fired boiler for central heating and hot water.



GENERAL REMARKS AND STIPULATION

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

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

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

Council Tax Band: D

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

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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.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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