

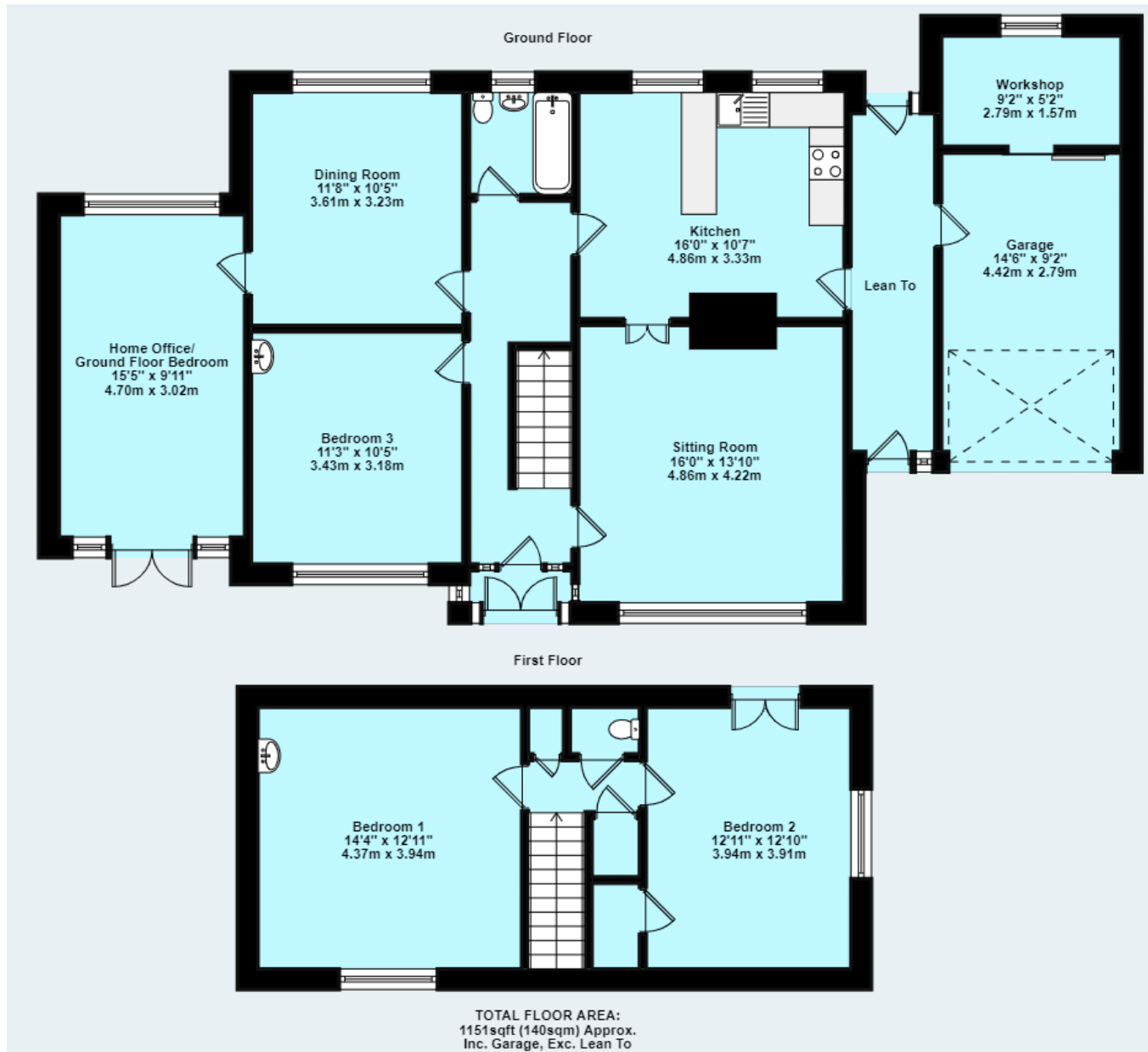


Combe Close,
Bicknoller, TA4 4EP
£435,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A well proportioned detached bungalow, situated in a quiet cul-de-sac position in the sought after village of Bicknoller in need of cosmetic modernisation with No Onward Chain.



- Detached
- 3/4 Bedroom Accommodation
- Views
- Popular Village Location
- Gas Central Heating

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 tiled roof with the benefit of mains gas central heating, in need of cosmetic modernisation and with the benefit of No Onward Chain. Viewings strongly advised.

The accommodation in brief comprises; glazed uPVC French doors into Entrance Porch; with quarry tiled floor. Glazed doors into spacious Entrance Hall; telephone point. Sitting Room; with aspect to front with far reaching views to the surrounding countryside, inset gas fire onto an open fireplace with marble tiled surround, serving hatch to kitchen. Kitchen; aspect to rear, solid wood fitted kitchen cupboards and drawers under a marble effect rolled edge worktop with inset stainless steel sink and drainer, tiled splashbacks, fitted electric double oven, four ring hob, space and plumbing for washing machine, space for under counter fridge, wall mounted Viessmann combi boiler for central heating and hot water, ample room for breakfast table, views to the Quantock Hills. Bedroom 1; aspect to front, pedestal wash basin with tiled splashback, light and shaver point over. Dining Room or Study; aspect to rear. Door into Ground Floor Bedroom 2 or Office; double aspect and French doors to the front garden.

Bathroom; white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin. Stairs to First Floor Landing from Entrance Hall; with Velux window and storage cupboard under, views to the Quantock Hills and church. Separate WC; with Velux window and low level WC. Airing cupboard with wood slat shelving. Bedroom; with aspect to front and dormer window with far reaching views to the surrounding countryside, pedestal wash basin with tiled splashback. Second first floor Bedroom; with aspect to side, views to the Quantock Hills and church, eaves storage cupboard, built in wardrobe and hatch to roof space.



OUTSIDE: The property is approached via a 5 bar timber gate leading to the driveway, with off road parking for two vehicles. A side covered porch with quarry tiled floor and uPVC glazed doors to the front and rear, leads to the Garage; with electric up and over door, power and lighting, sliding door into the Workshop; with power and lighting. The gardens wrap around the plot and are laid mainly to lawn, bordered by fences and established hedging. They enjoy a high degree of privacy and are laid mainly to lawn, interspersed with a variety of plants and shrubs.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage, mains gas.

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

Council Tax Band: E

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 January 2024.. 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.



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