



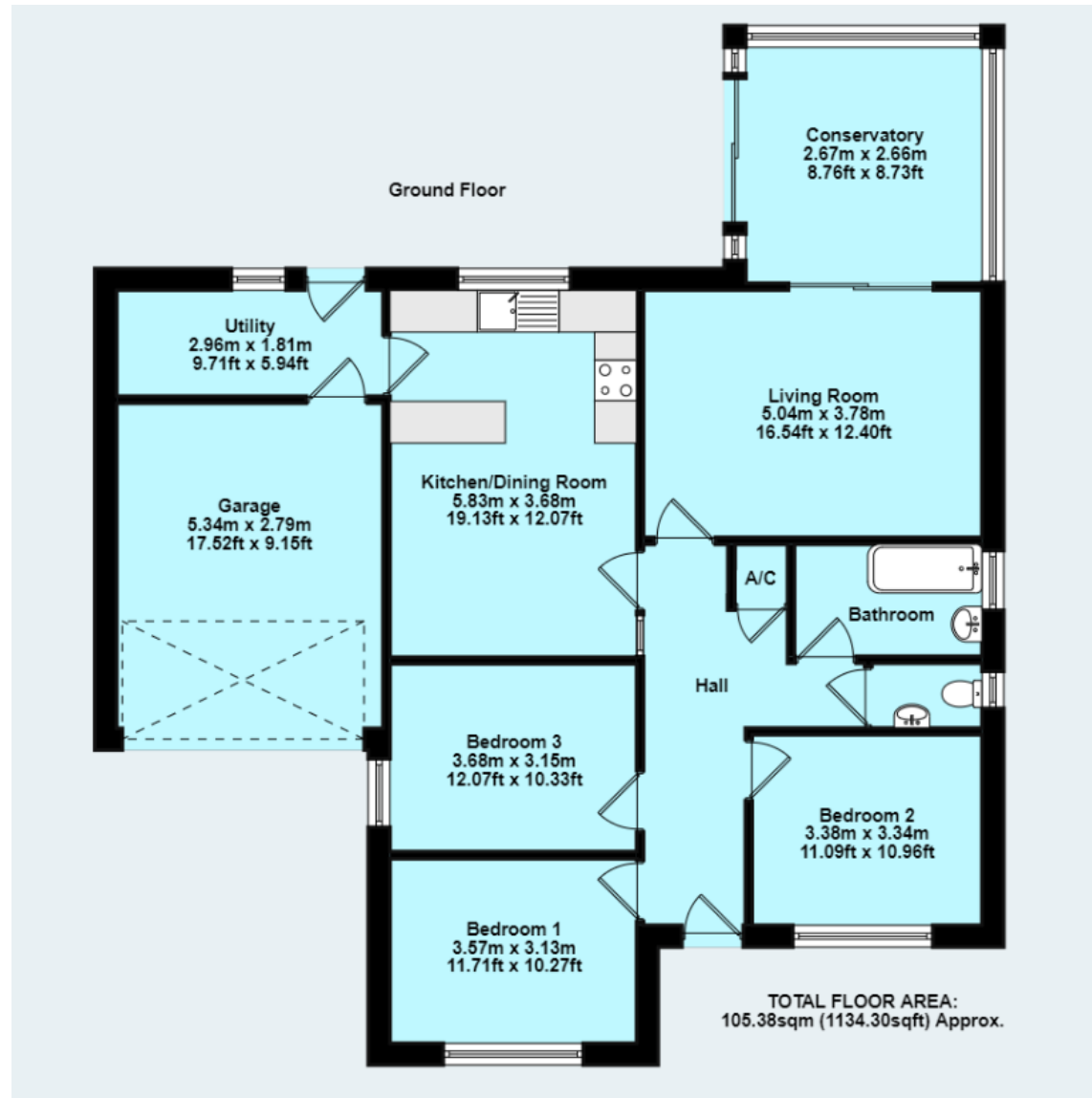
Brook Road

Williton, TA4 4TE
£375,000 Freehold



Wilkie May
& Tuckwood

Floor Plan



Description

An immaculately presented detached three bedroom bungalow, standing on a generous plot with views to the Quantock Hills

- Detached
- Views to The Quantock Hills
- Immaculately Presented
- Cul-De-Sac Location
- South Facing Garden

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a detached bungalow of traditional brick and block construction under a tiled roof with the benefit of uPVC double glazing and gas central heating. The bungalow will be found in excellent order throughout and occupies a generous level plot within easy walking distance of the local village amenities and enjoys views to the Quantock Hills.

Part glazed door into large and spacious Entrance Hall; with hatch to roof space, airing cupboard with modern foam lagged cylinder and immersion switch, wood slat shelving over. Door into Living Room; with aspect to rear, wood burner on a slate hearth, TV point. Sliding doors into Conservatory; with aspect over garden, power points, sliding doors to garden, and ceiling fan. Kitchen/Dining Room; with aspect to rear, good range of shaker style cupboards and drawers under a rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, space for cooker, extractor fan over, space and plumbing for dishwasher, space for undercounter fridge, breakfast bar, ample room for dining table. Door into Utility Room; aspect to rear, door to garden, basic range of cupboards with stainless steel sink and drainer, space and plumbing for washing machine, recently installed modern wall mounted Worcester boiler for central heating and hot water, space for further white goods, door into Garage; up and over door, power and lighting.

Bedroom One; aspect to front. Bedroom Two; aspect to front. Bedroom Three; aspect to side. Separate WC; with low-level WC, wash handbasin and tiled splashback. Family Bathroom; with white suite comprising panelled bath, mixer shower attachment and electric Mira shower over, tiled walls, pedestal wash basin, deep recessed shelving where former shower cubicle was sited.

OUTSIDE: The property has a generous driveway, affording off-road parking for several vehicles leading into the Garage. The front gardens are laid to lawn with planted borders and to the rear there is a good sized patio leading onto a level lawn, again with planted borders and a raised decking platform overlooking the river and with views in the distance to the Quantock Hills.

The Summerhouse, Greenhouse and Shed will be included in the sale.



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 May 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.



Tel: 01984 634793
35 Swain Street, Watchet, Somerset, TA23 0AE

