



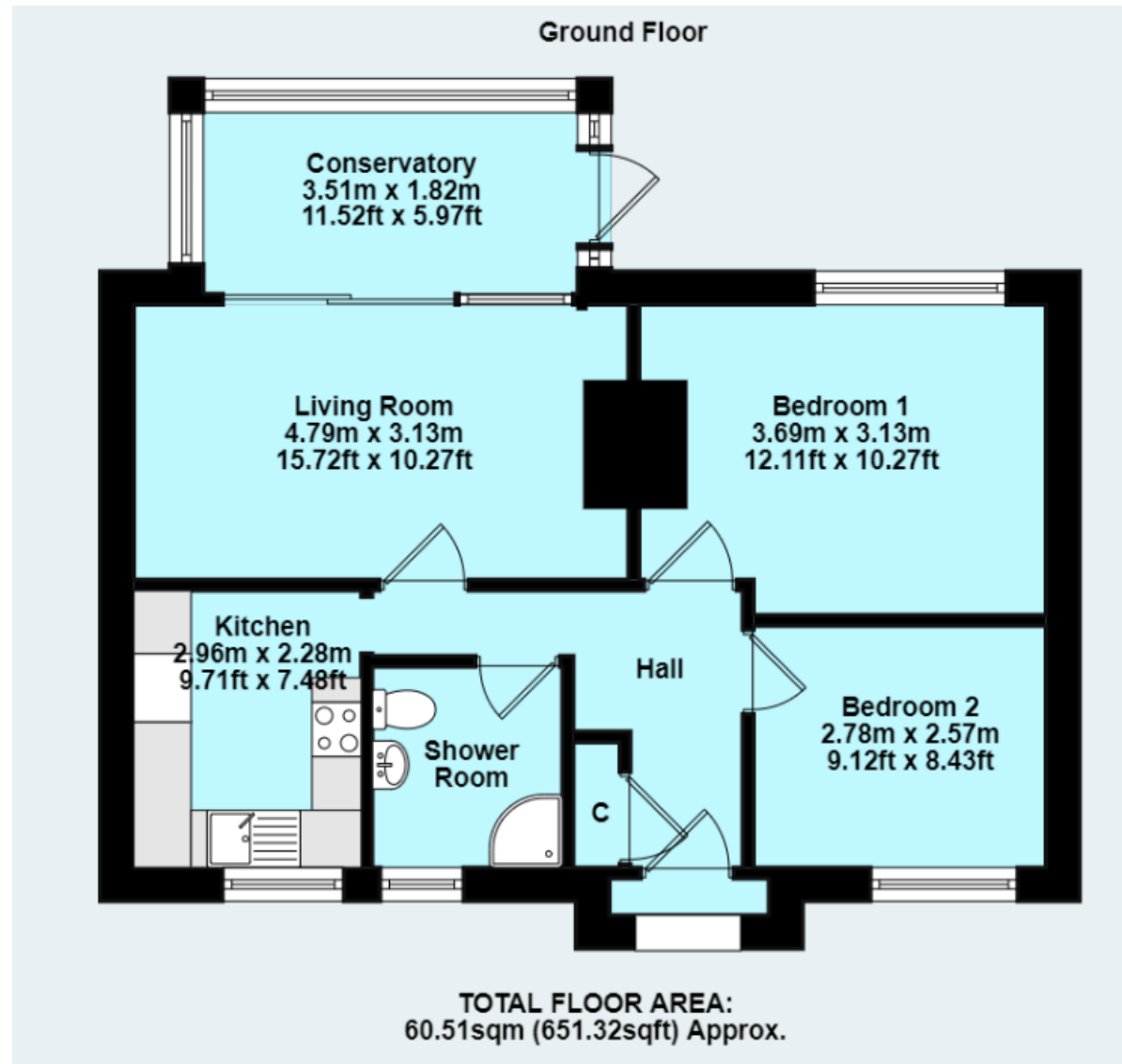
## Quarry Road

Washford, TA23 0NR  
£255,000 Freehold



Wilkie May  
& Tuckwood

# Floor Plan





# Description

A comprehensively refurbished and modernised 2 bedroom semi-detached bungalow with garden and parking.

- Beautifully Presented
- 2 Bedrooms
- Off Road Parking
- New Boiler

**THE ACCOMMODATION COMPRISES IN BRIEF:** The property comprises a semi-detached bungalow of traditional brick construction with rendered elevations under a tiled roof with the benefit of new double glazing, a new boiler, new kitchen, warm roof conservatory, off road parking and garden. The current owners have carried out a comprehensive programme of works as noted earlier together with the installation of new facias, soffits and guttering.

The accommodation will be found in excellent order throughout and in brief comprises; part glazed door into Entrance Hall; storage cupboard, hatch to roof space. Living Room; with aspect to rear, electric fire with oak effect surround and hearth, TV point, oak alcove shelving. Sliding patio doors into Conservatory; aspect over the rear garden, tiled floor, radiator and power points, door to rear garden. Kitchen; with aspect to front with tiled floor, views towards the open farmland in the distance, Wren fitted kitchen comprising a range of fitted cupboards and drawers, under an oak effect rolled edge worktop with tiled splashbacks, inset stainless steel sink and drainer with mixer tap over, integrated food waste disposer, 4 ring electric induction hob, eye level electric double oven, integrated slimline dishwasher. Bedroom 1; aspect to rear, fitted full height wardrobes with sliding doors. Bedroom 2; aspect to front with views to the farmland. Shower Room; part tiled walls, corner shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.



**OUTSIDE:** To the front of the property there is a lawned garden with planted borders and to the rear the property benefits from one off road parking space via double timber gates over a privately maintained lane. The remainder of the garden is laid to block paving and lawn with planted borders and includes two sheds.



#### 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:** A

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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