



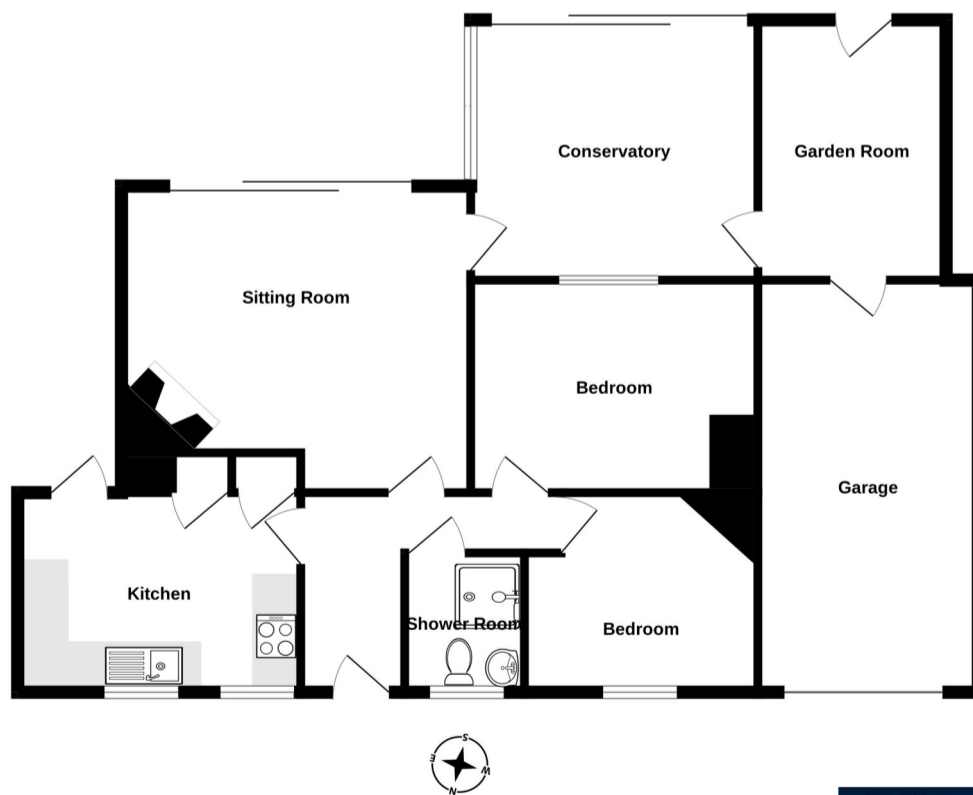
**6 Eastwick Avenue**  
 Taunton, TA2 7AJ  
 £295,000 Freehold

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<b>2</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan

Ground Floor



**Wilkie May & Tuckwood**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

**GROUND FLOOR:** ENTRANCE HALLWAY, KITCHEN: 12'5" x 8'9" (3.78m x 2.66m), SITTING ROOM: 15'6" x 13'5" max (4.72m x 4.08m max),

DINING ROOM/SUN ROOM: 12'9" x 11'6" (3.88m x 3.50m), BEDROOM ONE: 12'8" x 9'4" (3.86m x 2.84m), BEDROOM TWO: 10'4" x 8'8" max (3.14m x 2.64m max),

SHOWER ROOM: 5'9" x 5'3" (1.75m x 1.60m), GARAGE: 18'3" x 9'7" (5.56m x 2.92m), WORKSHOP 1: 10'7" x 8'2" (3.22m x 2.48m), WORKSHOP 2: 8'1" x 7'4" (2.46m x 2.23m)

**WM&T**



# Description

Offered to the market with vacant possession and no onward chain, is this two bedroom detached bungalow which is in need of modernisation throughout.

The property has a very generous size, South facing rear garden. To the front of the property there is a gated driveway, single garage and two workshops.

- Two Bedrooms
- Detached Bungalow
- In Need Of Modernisation
- Very Large Rear Garden
- Off-Road Parking
- Single Garage
- Mains Gas Fired Central Heating
- Vacant Possession & No Onward Chain



The accommodation comprises in brief, entrance hallway with doors to all principal rooms, kitchen with a selection of matching wall and base storage units, stainless steel sink with hot and cold mixer tap, integrated double electric oven, integrated four ring hob with extractor fan above, space and plumbing for a washing machine and space for a fridge/freezer. The living room has a gas fire with back boiler and double glazed patio doors proving access into the rear garden.

The dining room/sun room provides internal access into the garage and a door leading into the garden. There are two double bedrooms and a shower room comprising low level wc, wash hand basin and shower cubicle. Externally, the rear garden is split into two sections. There is a large area of patio, an area of lawn and a summer house. A side access leads to the front where there is a good size driveway and further area of garden. The single garage has an up-and-over door, plus two adjoining workshops.

WM&T



## GENERAL REMARKS AND STIPULATIONS:

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

**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

**Property Location:** w3w.co/palm.rigid.tile

**Council Tax Band:** C

**Flood Risk:** Surface Water—medium. Rivers & Sea: Very Low. **Broadband:** Ultrafast with up to 1000Mbps download speed and 200Mbps upload speed.

**Mobile Phone Coverage:** Indoor—voice & data available with EE, Three, O2 & Vodafone. Outdoor—Voice, Data & Enhanced Data available with EE, Three, O2 & Vodafone.

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 March 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:

<sup>8</sup> 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.



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