



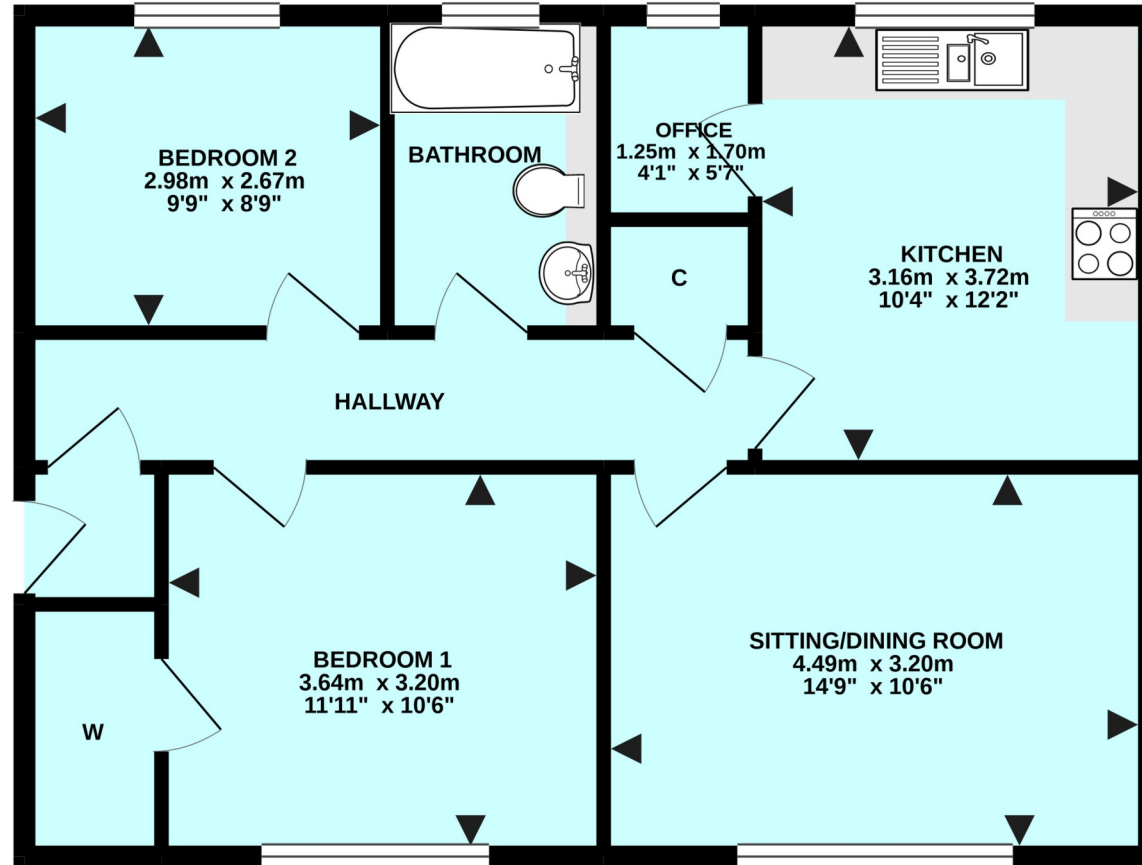
**Castle Mead,**  
Washford, TA23 0PZ.  
£185,000 Leasehold

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**Wilkie May  
& Tuckwood**

# Floor Plan

GROUND FLOOR  
64.0 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA : 64.0 sq.m. (689 sq.ft.) approx.  
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## Description

A spacious first floor, purpose built flat in excellent condition throughout, together with its own private garden, garage and allocated parking space.

- First Floor Flat
- 2 Bedrooms
- Well Presented Throughout
- Private Garden
- Garage & Allocated Parking

The property comprises one of eight flats situated in a purpose-built block of traditional brick & block construction, with rendered elevations under a tiled roof. With the benefit of full uPVC double glazing and modern electric high retention storage heating. The flat will be found in excellent condition throughout having just been redecorated and recarpeted by the current owner. The property is available with no onward chain. Together with the excellent condition of the property and its location backing onto the West Somerset Railway line, viewings are highly recommended.

The accommodation in brief comprises; door into Entrance Vestibule, door into Entrance Hall with hatch to loft space and loft ladder, storage cupboard; Living Room with aspect to front and TV point; Bedroom 1 with an aspect to the front and views to the surrounding farmland, large walk in wardrobe; Bedroom 2, with an aspect to the rear overlooking the gardens and The West Somerset Steam railway; Kitchen/Dining Room with an aspect to the rear and a good range of recently re-fitted and modernised cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over and tiled splashbacks, a fitted Bush electric oven, four ring hob and extractor over, space and plumbing for a washing machine and ample room for a dining table; Study area with aspect to the rear; Bathroom with white suite comprising panelled bath, electric Triton shower over, low level w/c, wash basin inset into cupboard unit and heated towel rail.



**OUTSIDE:** The property benefits from its own private garden which measures approximately 43ft x 13ft and comprises a timber shed with gravelled area, picket fence and gate leading into the main lawned garden, bordered by fence panels. There is also a garage measuring 5.47m x 2.55m with up and over door and one allocated parking space.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Leasehold by private treaty.

**Services:** Mains water, mains electricity, mains drainage, modern electric high retention storage heating.

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

**Council Tax Band:** A.

**Parking:** There is an allocated parking space at this property.

**Broadband:** For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

**Mobile:** For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

**Flood Risk:** For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

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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.