



**Bracken Edge,**

West Quantoxhead, TA4 4DH.  
£410,000 Freehold



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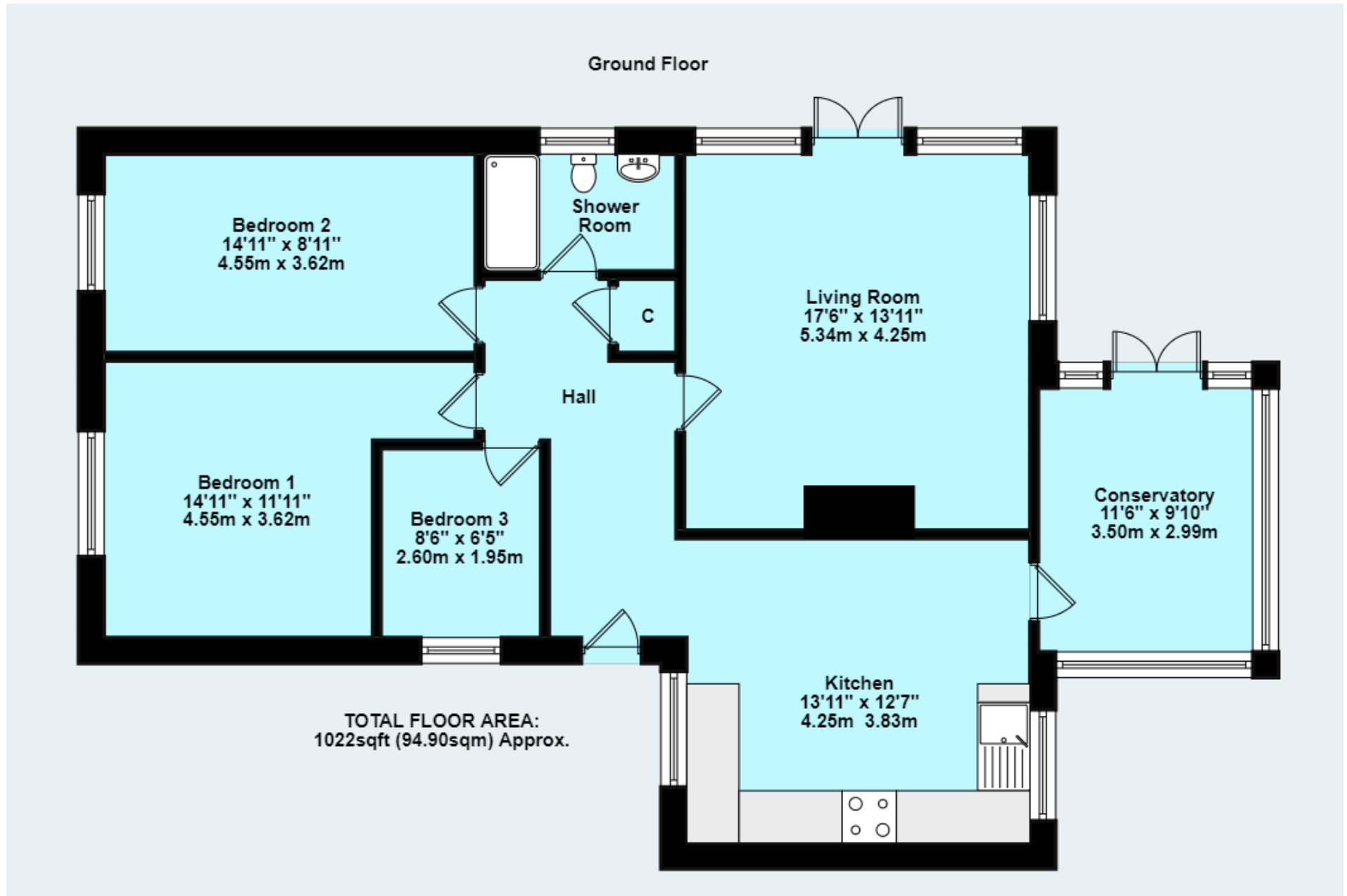
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**Wilkie May  
& Tuckwood**

# Floor Plan



# Description

A spacious and well maintained three bedroom detached bungalow, situated in a sought after cul-de-sac at the foot of the Quantock Hills with No Onward Chain.

- Detached
- 3 Bedrooms
- Excellent Order Throughout
- Garage & Parking
- No Onward Chain

The property comprises a detached bungalow of traditional brick and block construction, with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and oil fired central heating. The bungalow is just one of 12 in the cul-de-sac, and will be found in excellent decorative order throughout, with well tended gardens, and No Onward Chain.

The accommodation in brief comprises; uPVC door into Entrance Hall; wood effect laminate flooring, airing cupboard housing modern cylinder with immersion switch and storage under, hatch to roof space. Living Room; with double aspect, wood effect laminate flooring, patio doors to the rear garden, woodburner inset into chimney breast with flagstone hearth, built in solid wood alcove cupboards. Kitchen; with aspect to side, tiled floor, a range of solid wood cupboards and drawers under a granite effect rolled edge worktop with tiled splashbacks, space for a range oven and connection to a propane gas supply, extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, floor standing Grant oil fired boiler for central heating and hot water, glazed door into Conservatory; with wood effect laminate flooring, patio doors to the paved seating area. Bedroom 1; wood effect laminate flooring, aspect to side, built in wardrobes. Bedroom 2; wood effect laminate flooring, built in wardrobes. Bedroom 3; wood effect laminate flooring, aspect to front. Shower Room; with low level shower tray, tiled surround, electric Triton shower over, low level WC, wash basin built into vanity unit, large heated towel rail.



**OUTSIDE:** The property sits on a generous corner plot with off road parking for 2 to 3 vehicles and direct access into the Garage with up and over door. The front and side gardens are laid to lawn with planted established borders. To the rear of the bungalow there is an easily maintained mature garden comprising patio seating area, lawn, and raised vegetable beds. Within the garden there is a Greenhouse, workshop and 2 x log stores.



#### 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:** D

**Parking:** There is off road parking for 2-3 vehicles 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)

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:

<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.



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