



10 Bakers Close

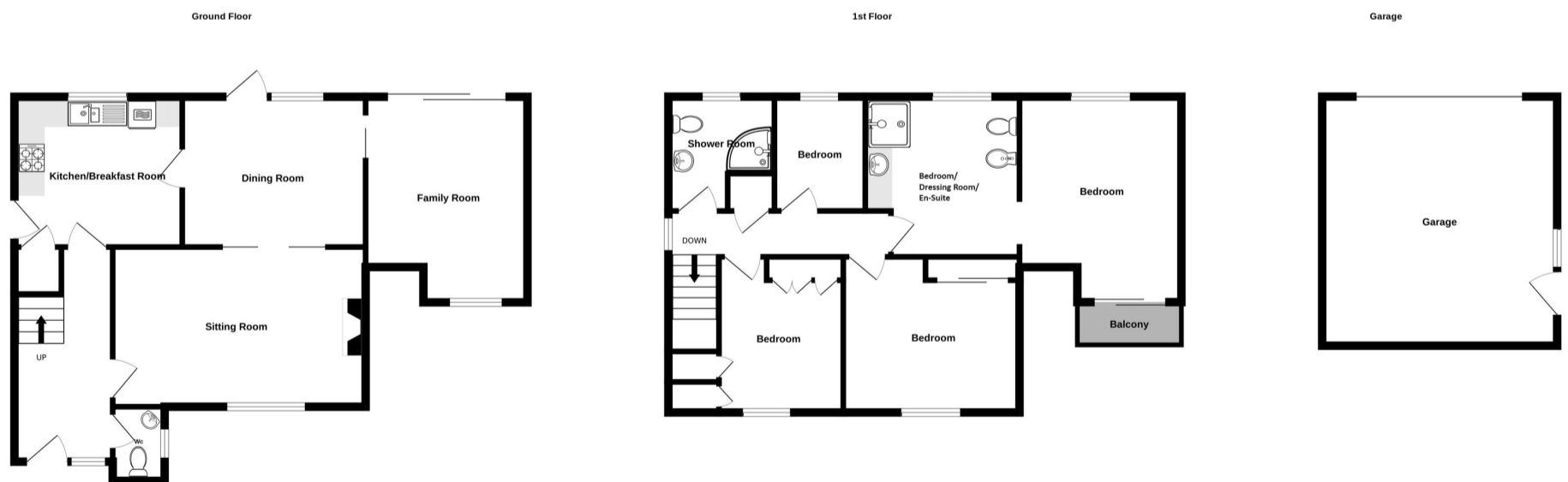
Bishops Hull, TA1 5HD

£525,000 Freehold



Wilkie May
& Tuckwood

Floor Plan



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.
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GROUND FLOOR: ENTRANCE HALLWAY, CLOAKROOM, SITTING ROOM: 17'6" x 11'2" (5.33m x 3.40m), DINING ROOM: 12'7" x 10'6" (3.83m x 3.20m),

KITCHEN/BREAKFAST ROOM: 11'6" x 10'5" (3.50m x 3.17m), FAMILY ROOM: 14'4" x 11'2" (4.36m x 3.40m)

FIRST FLOOR: LANDING, BEDROOM ONE: 14'3" x 11'2" max (4.34m x 3.40m max), BEDROOM TWO: 12'3" x 10'8" (3.73m x 3.25m), BEDROOM THREE: 10'7" x 8'7" (3.22m x 2.61m),

BEDROOM FOUR: 8'3" x 6'3" (2.51m x 1.90m), BEDROOM FIVE/DRESSING ROOM: 11'11" x 10'5" max (3.63m x 3.17m max), SHOWER ROOM: 7'9" x 7'4" max (2.36m x 2.23m max)

EXTERNAL: DOUBLE GARAGE: 17'3" x 15'8" (5.25m x 4.77m)

WM&T

Description

Situated in the heart of the sought-after village of Bishops Hull, this delightful four/five bedroom detached house offers a blend of spacious living and potential for modernisation.

This property is a fantastic opportunity for those looking to invest in a family home with potential, in a highly desirable location.

With a South facing rear garden, solar panels, double garage and a gated driveway. Offered to the market with vacant possession and no onward chain.

- Four/Five Bedrooms
- Detached House
- Popular Village Location
- Double Glazed
- Gas Central Heating
- Some Modernisation Required
- Double Garage & Off-Road Parking
- Solar Panels
- Good Size Plot



The accommodation comprises in brief; front door leading into entrance hallway with stairs rising to the first floor and cloakroom off. A sitting room with double glazed window providing aspect to the front and gas fire with stone surround. Double sliding doors lead into a dining room with door providing access into the rear garden and two internal doors leading into the kitchen and family room. The family room has a small double glazed window with aspect to the front and double glazed patio doors leading out to the rear garden. The kitchen offers a selection of wall mounted and base level storage units with work surfaces above, integrated electric oven, space and plumbing for a dishwasher, space for fridge/freezer and a 1 & ½ bowl stainless steel sink.

On the first floor there are four good size bedrooms with a fifth 'walk-through' bedroom which is currently used as a dressing room and en-suite. The accommodation is completed with a shower room comprising low level wc, wash hand basin and shower cubicle. Externally, the South facing rear garden is predominantly laid to lawn and patio with a selection of mature flower and shrub borders. There is an outside tap, outside light and timber summer house. The gated driveway provides off-road parking or several vehicles and leads up to a double garage with electric door, power and lighting. There is also space and plumbing for a washing machine in the garage and solar panels on the garage roof. To the front of the property there is a further area of garden laid to lawn and flower beds.



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/driven.grand.form

Council Tax Band: E

Broadband: Superfast with up to 66 Mbps download speed and 16 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice likely available with O2, limited voice & data available with EE, Vodafone and O2. Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

Flood Risk: Surface water—very low. Rivers & Sea—very low.

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 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:

*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.

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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