



## Haygrove,

West Quantoxhead, TA4 4DJ  
£360,000 Freehold



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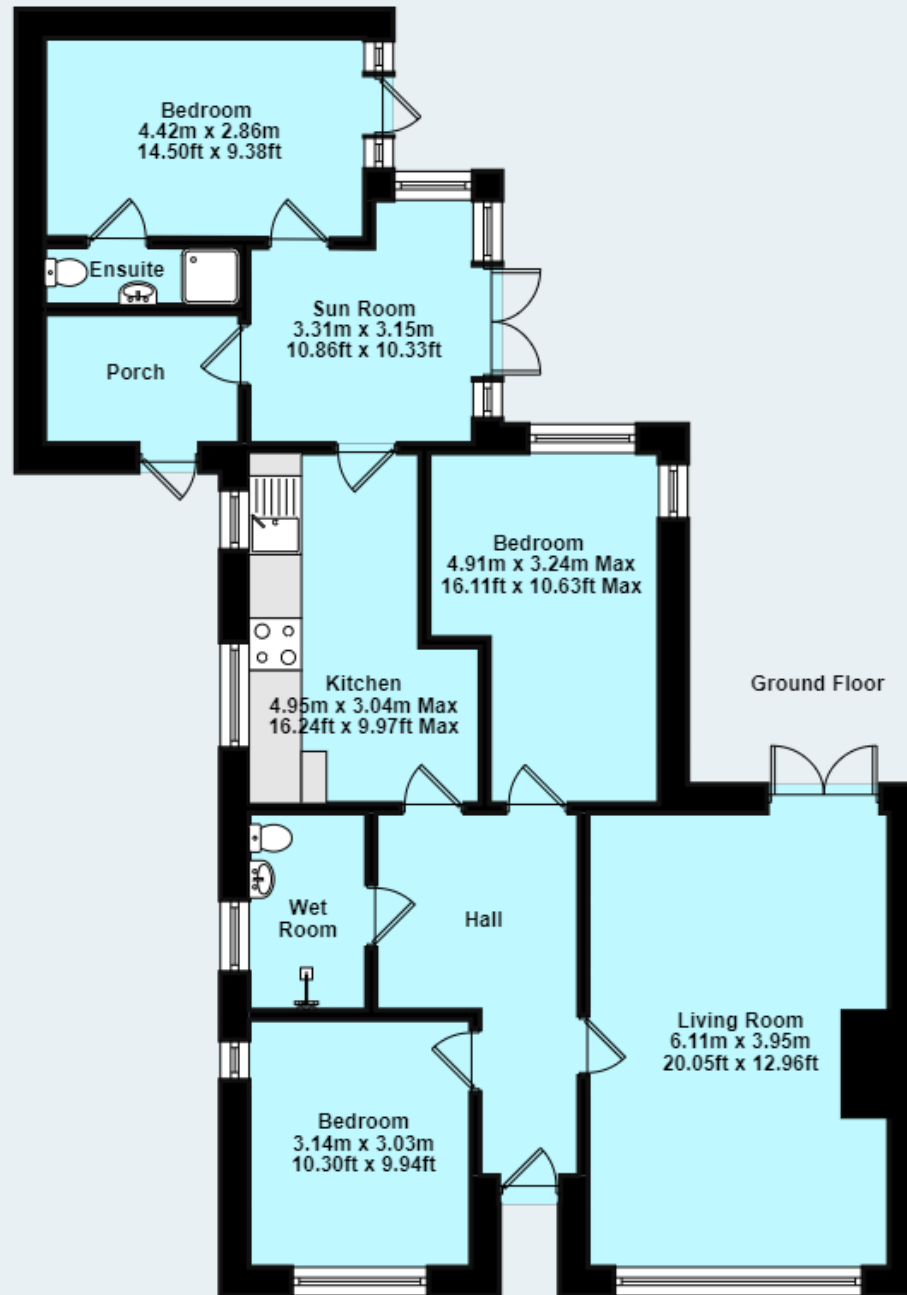
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Wilkie May  
& Tuckwood

# Floor Plan



Ground Floor

TOTAL FLOOR AREA:  
103.43sqm (1113.31sqft) Approx.



# Description

An extended and spacious individual semi-detached bungalow situated in the sought after village of West Quantoxhead with sea views and No Onward Chain.

- Semi-Detached Bungalow
- 3 Bedrooms
- Well Presented Throughout
- Sea Views
- No Onward Chain

The property comprises a semi-detached bungalow of traditional brick construction with rendered elevations under a tiled and flat roof that was heavily extended 20 years ago and benefits from full uPVC double glazing, a wood burner, oil fired central heating, solar panels and solar thermal panels for the hot water system. The property will be found in excellent decorative order throughout having recently been re-decorated with new carpets fitted as well.

The accommodation in brief comprises; uPVC half glazed composite door into spacious Entrance Hall; with quarry tiled floor, hatch to roof space. Living Room; double aspect, stripped wood flooring, Minster stone fireplace with inset wood burner and door to rear garden. Kitchen/Breakfast Room; with aspect to side, both quarry tiled and large tiled flooring, range of white kitchen cupboards and drawers under a granite effect rolled edge worktop, inset 1 ½ bowl stainless steel sink and drainer, mixer tap over, space for electric oven, space and plumbing for washing machine, space and plumbing for dishwasher. Door into Garden Room; with quarry tiled floor, doors to rear South facing garden. Rear Porch; with uPVC door to front driveway, tiled floor, beech coloured cupboards and drawers, space for tall fridge-freezer. En-Suite Bedroom 1; with aspect overlooking the rear garden. Door into En-Suite Shower Room; with shower cubicle, tiled surround, thermostatic mixer shower over, pedestal wash basin, low level WC, towel rail. Bedroom 2; double aspect, far reaching sea views to the Bristol Channel and Welsh coastline, built in wardrobes with shelving. Bedroom 3; aspect to rear, built in wardrobes. Shower Room/Wet Room; with fully tiled walls and flooring, thermostatic mixer shower over, low level WC, wash basin and shaver point.



**OUTSIDE:** The property is approached over a sweeping driveway with off road parking for several vehicles and there is a detached Garage; again built at the time the property was extended, with up and over door, power and lighting with parking in front. Beyond the garage there is a vegetable patch with raised vegetable beds with the remainder of the front garden laid to lawn with established hedged boundaries. To the rear of the property there is a private enclosed South facing garden laid to paving slabs incorporating a natural pond.



#### GENERAL REMARKS AND STIPULATION

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

**Services:** Mains water, mains electricity, private drainage, oil fired central heating.

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

**Council Tax Band:** C

**Parking:** There is off road parking for several vehicles at this property along with a garage.

**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.