



"Eastbrook", Adcombe Close

Blagdon Hill, TA3 7SQ

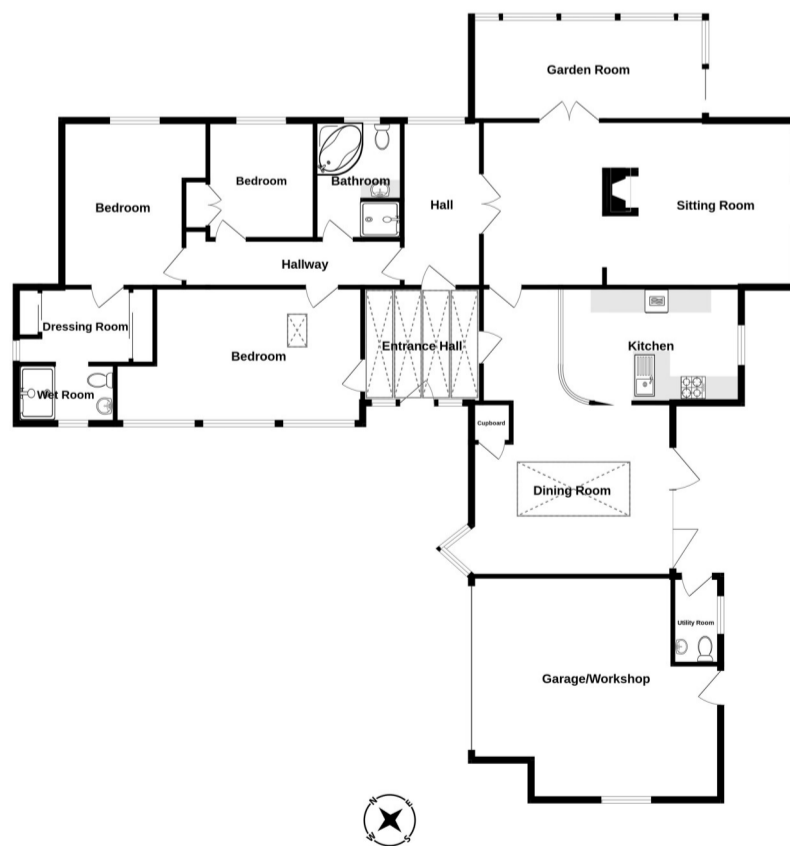
Guide Price: £650,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



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GROUND FLOOR: ENTRANCE HALL, HALLWAY, KITCHEN: 14'11" x 9'8" (4.54m x 2.94m), DINING ROOM: 14'6" x 16'5" (4.41m x 5.00m), SITTING ROOM: 13'11" x 11'11" (4.24m x 3.63m),

SITTING ROOM: 13'10" x 10'3" (4.21m x 3.12m), GARDEN ROOM: 19'3" x 8'7" (5.86m x 2.61m), BEDROOM ONE: 12'0" x 13'10" (3.65m x 4.21m),

EN-SUITE WET ROOM: 4'8" x 7'4" (1.42m x 2.23m), DRESSING ROOM: 8'1" x 6'0" (2.46m x 1.82m), BEDROOM TWO: 20'5" x 12'1" (6.22m x 3.68m),

BEDROOM THREE: 8'9" x 9'10" (2.66m x 2.99m), BATHROOM: 6'10" x 9'10" (2.08m x 2.99m)

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Description

Eastbrook is a impressive, architect designed detached bungalow that has been creatively extended over recent years and offers versatile and well proportioned accommodation, which has been refurbished to a high standard and includes generous size living space, open plan kitchen/dining room, three bedrooms (bedroom one with en-suite wet room and dressing room) and a further bathroom.

The property is situated in a peaceful cul-de-sac position within the sought-after village of Blagdon Hill and has a driveway providing ample parking with a double garage set in mature landscaped gardens enjoying a good degree of privacy.

- Detached
- Three Bedrooms
- Landscaped Garden
- Sought After Village Location
- Extended Accommodation
- Oil Fired Central Heating
- Double Garage And Ample Parking



Internally, the accommodation includes a double glazed entrance porch with quarry tiled floor extending through to an inner hall. Off the hallway, there are doors that lead to both bedrooms and reception rooms. There is a generous size sitting room, which has been subdivided by a brick built chimney breast and inset wood burning stove. The living area has double glazed patio doors opening on to the garden and the reading area has doors opening into a double glazed garden room with windows giving aspect over the side garden. A particular feature of this bungalow is its superb open plan kitchen/dining room, which comprises of a range of fitted units with integrated oven and electric hob. An obscure glass divider opens through to the dining area with roof lantern and bi-fold doors to the rear garden.

There are three bedrooms (bedroom one has a dressing area with two double built-in wardrobes and access through to a wet room). A family bathroom completes the accommodation. Externally, the gardens are a particular of the property and, as previously mentioned, a five-bar gate leads to a tarmac drive with parking and a turning area. The driveway leads to a double garage with electric operated roller door and storage. The gardens extend to the rear and side and has access on both sides. The rear garden includes a patio terrace, various areas of lawn with deep planted borders, trees and shrubs. The garden enjoys views towards the Blackdown Hills as well as a good degree of privacy.

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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, oil fired central heating.

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

Property Location: [w3w.co/satellite.engulfing.alone](https://www.w3w.co/satellite.engulfing.alone)

Council Tax Band: F

Broadband Availability: Superfast with up to 42 Mbps download speed and 8 Mbps upload speed.

Mobile Phone Coverage: voice limited with EE, Three, O2 & Vodafone.

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

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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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