



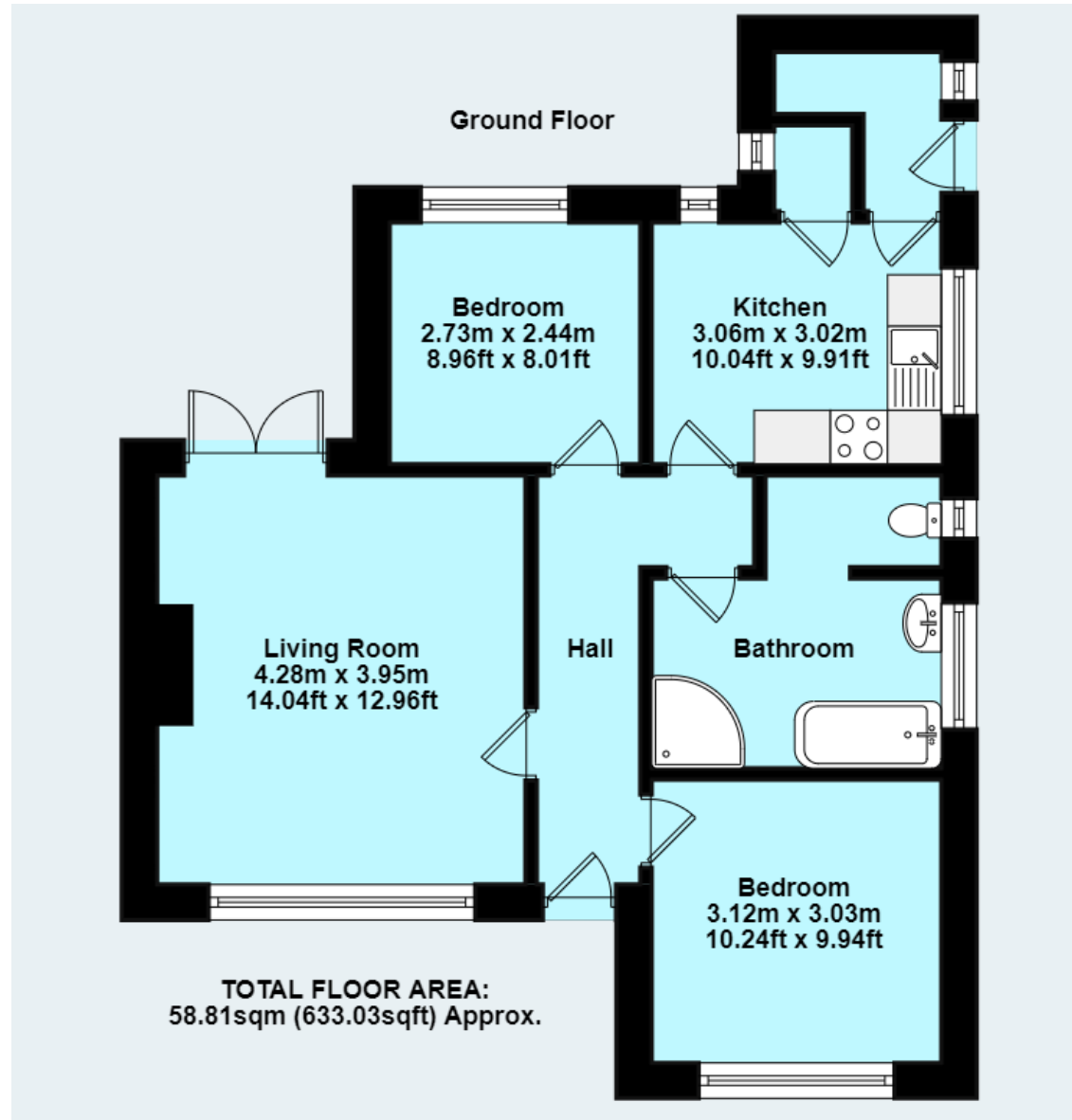
**Wayside,**

West Quantoxhead TA4 4DJ.  
£285,000 Freehold

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**Wilkie May  
& Tuckwood**

# Floor Plan



# Description

A two bedroom semi-detached bungalow, situated in a sought-after location with off-road parking, sea views and south facing gardens.

- Semi-Detached
- 2 Bedrooms
- Off Road Parking
- Oil Fired Central Heating
- uPVC Double Glazing

The property comprises a semi-detached bungalow of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, oil fired central heating and south facing gardens. The property is situated in a popular village location at the foot of the Quantock Hills (An Area of Outstanding Natural Beauty) and with easy access to the West Somerset coastline and the Brendon Hills.

The accommodation in brief comprises; part glazed wooden door into Entrance Hall; quarry tiled floor, hatch to roof space. Sitting Room; with double aspect, stained wooden floorboards, open fireplace with tiled surround and hearth, patio doors to rear garden. Kitchen/Breakfast Room; with a double aspect, shaker style cream coloured cupboards and drawers under a solid oak worktop, tiled splashback, space for electric oven with extractor hood over, inset Belfast sink, with mixer tap over, door to rear porch. Door into Boiler Room; with floor standing Grant oil fired boiler for central heating and hot water, space and plumbing for a washing machine over. Bedroom 1; enjoying an aspect to the front with sea views, stained wooden floorboards. Bedroom 2; with an aspect to the rear, stained wooden floorboards. Bathroom; with quarry tiled floor, white suite comprising roll top bath with claw feet, low-level WC, pedestal wash basin, separate shower cubicle with tiled surround and thermostatic mixer shower over, heated towel.



**OUTSIDE:** The property has a gravelled driveway with off-road parking for three vehicles with either steps or a gentle slope for access, leading to the front gardens which comprise a fenced garden compound area, a decked play area, and the remainder of the front laid to lawn. To the rear of the property there is a private garden with a south facing aspect and it is laid to gravel for ease of maintenance and includes one shed.



#### 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 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

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 July 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:

<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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