

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



QUANTOCK VIEW

Wood Lane, Stogumber, Taunton, TA4 3TJ

GUIDE PRICE: £595,000



An extended individual detached three bedroom bungalow, situated in a tucked away position in the popular village of Stogumber.

The property comprises a detached bungalow of traditional brick and block construction with rendered elevations under a slate and fibre glass roof, with the benefit of oil fired central heating and double glazing. The property has been greatly improved during our client's tenure with investment into the fabric of the building to include a new roof, new water main, connection to mains drainage, an extension and construction of a large double Garage that could be converted to further accommodation if desired (Subject to any necessary planning consents).

ACCOMMODATION



The accommodation in brief comprises; Glazed door into **Entrance Porch** - door into **Entrance Hall** - doors to Bedroom 2 and 3, door into **Kitchen/Dining Room** - with double aspect, French doors to the rear garden, range of white coloured kitchen cupboards and doors under a granite effect worktop with inset black composite sink and drainer, mixer tap over, central island, eye level electric oven, 4 ring hob, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for tall fridge/freezer, floor standing oil fired Firebird combi

boiler for central heating and hot water, door into **Living Room/Study** - with double aspect; 2 x sets of French doors to the rear garden, wood burner standing on a slate hearth, storage cupboard, door into **En-Suite Bedroom** - aspect to side, door into **En-Suite Shower Room** - with large shower cubicle, multi panel surround, thermostatic mixer shower over, low level WC, wash basin, heated towel rail. **Bedroom 2** - double aspect. **Bedroom 3** - aspect to front. **Family Bathroom** - with tiled floor, and part tiled walls, white suite comprising a panelled bath, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.





OUTSIDE

The property is approached via a five bar timber gate, with a part block and gravelled driveway. There is a 5.5 metre x 5.5 metre double Garage with up and over door and personal door to the garden. Within the Garage there are power points and a water supply. The remainder of the gardens wrap around the bungalow with a private decking area and wild seeded meadow banks and beds.

ACCOMMODATION

Entrance Porch
 Entrance Hall
 Kitchen/Dining Room
 Living Room/Study
 En-Suite Bedroom 1
 Bedroom 2
 Bedroom 3
 Family Bathroom
 Gardens
 Garage

GENERAL REMARKS AND STIPULATIONS

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water, electricity, sewage.

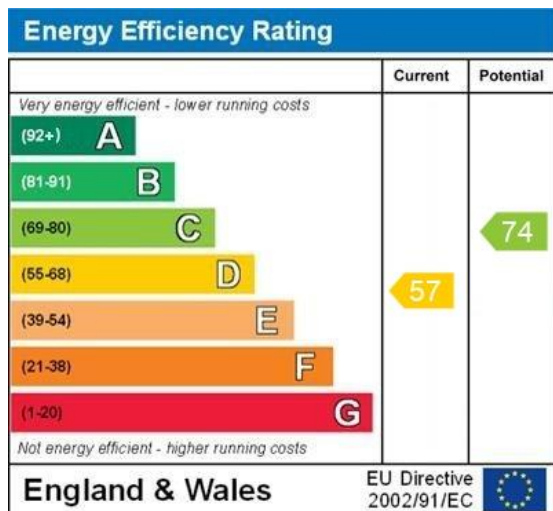
Council Tax Band: D

Parking: There is plenty of parking at this property and 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

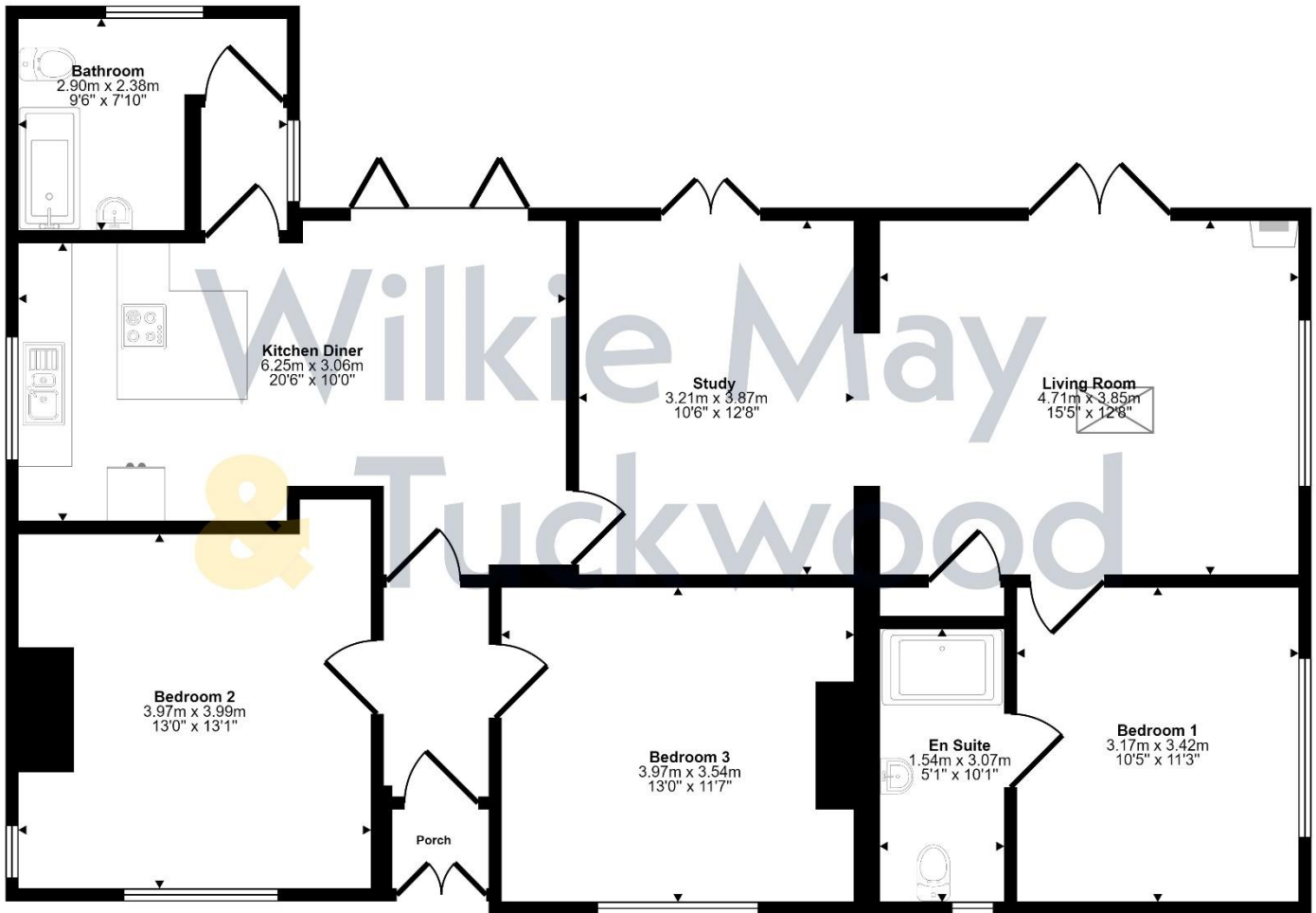
Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

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



FLOORPLAN

Approx Gross Internal Area
114 sq m / 1229 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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: '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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