



## Castle Mead

Washford, TA23 0PZ

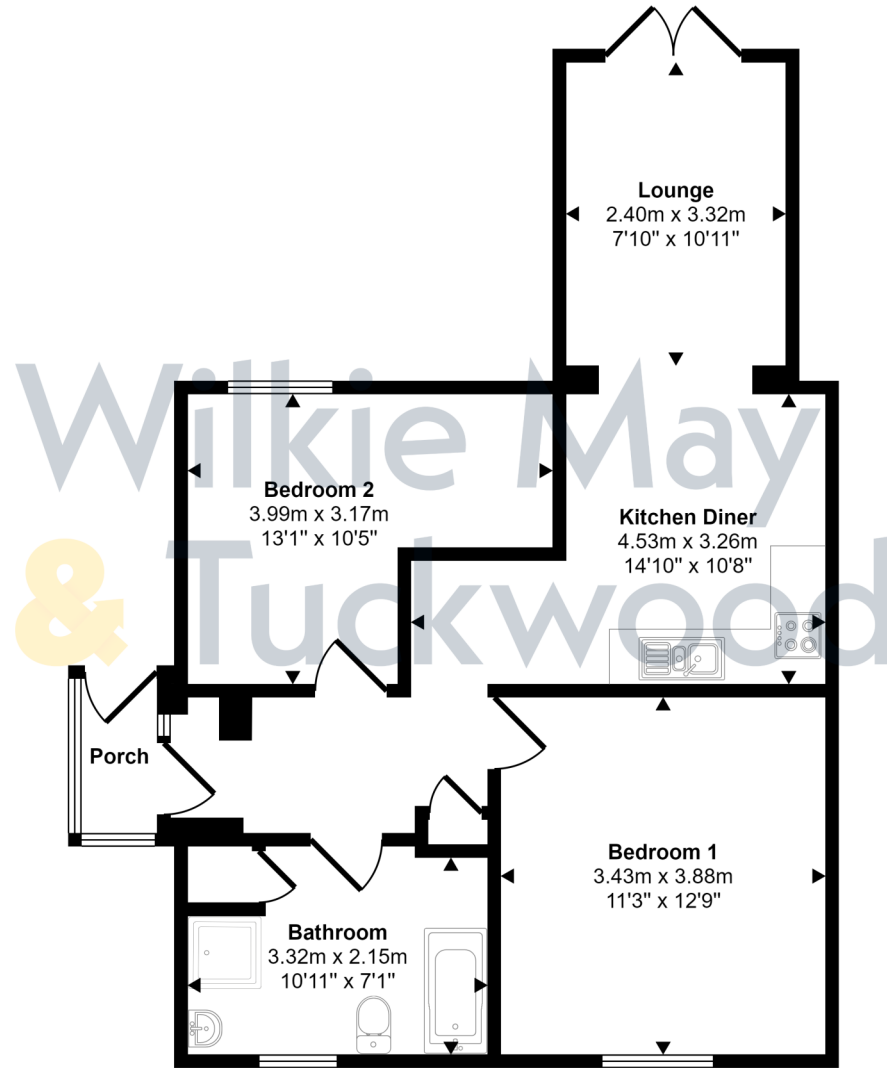
Price £249,950 Freehold

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Wilkie May  
& Tuckwood

# Floor Plan

Approx Gross Internal Area  
61 sq m / 657 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.

# Description

An attractive two-bedroom extended semi-detached bungalow situated within a pleasant residential area of Washford close to the West Somerset Steam Railway line which runs to the rear of the property.

Of cavity wall construction under a pitched roof, this property has recently been modernised and benefits from a re-fitted kitchen with integrated appliances and re-fitted bathroom. Other benefits include double glazing throughout, gardens to the front and rear and a garage with off road parking.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Residential area of Washford
- 2 bedrooms
- Garage with off road parking
- Gardens to the front and rear
- Modern kitchen and shower room



Wilkie May & Tuckwood are delighted to be able to offer this two-bedroom bungalow situated within the popular village of Washford.

The accommodation comprises in brief: entrance to the side of the property through front door into porch with window to the front and door through to the hallway with storage cupboard and attractive wooden doors to the bedrooms and bathroom. There is also open access to the kitchen diner and on to the lounge. The kitchen diner is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface and integrated oven with hob and extractor hood over. There is also ample room for a tall fridge freezer. The lounge has French doors leading out to the garden.

Bedroom one is a good-sized room with window to the front and bedroom two overlooks the rear garden. The large bathroom is fitted with a modern four piece suite.

Outside to the front there is a driveway providing off road parking leading to the detached garage. Between the bungalow and the garage there is gated access to the rear garden. The remainder of the front garden is laid to lawn with a shrub border. Immediately to the rear of the property there is a patio area with the remainder of the garden laid to lawn with fence and hedge boundaries.



### GENERAL REMARKS AND STIPULATION

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

**Services:** Mains water, mains electricity and mains drainage.

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

**Property Location:** [///happier.equival.com](https://happier.equival.com) **Council Tax Band:** C

**Broadband and mobile coverage:** We understand that there is good limited coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk: Surface Water: High risk Rivers and the Sea: Very low risk Reservoirs: Unlikely Groundwater: Unlikely.** We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk> **Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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 August 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.



**Tel: 01643 704400**

6 Wellington Square, Minehead, Somerset, TA24 5NH

