

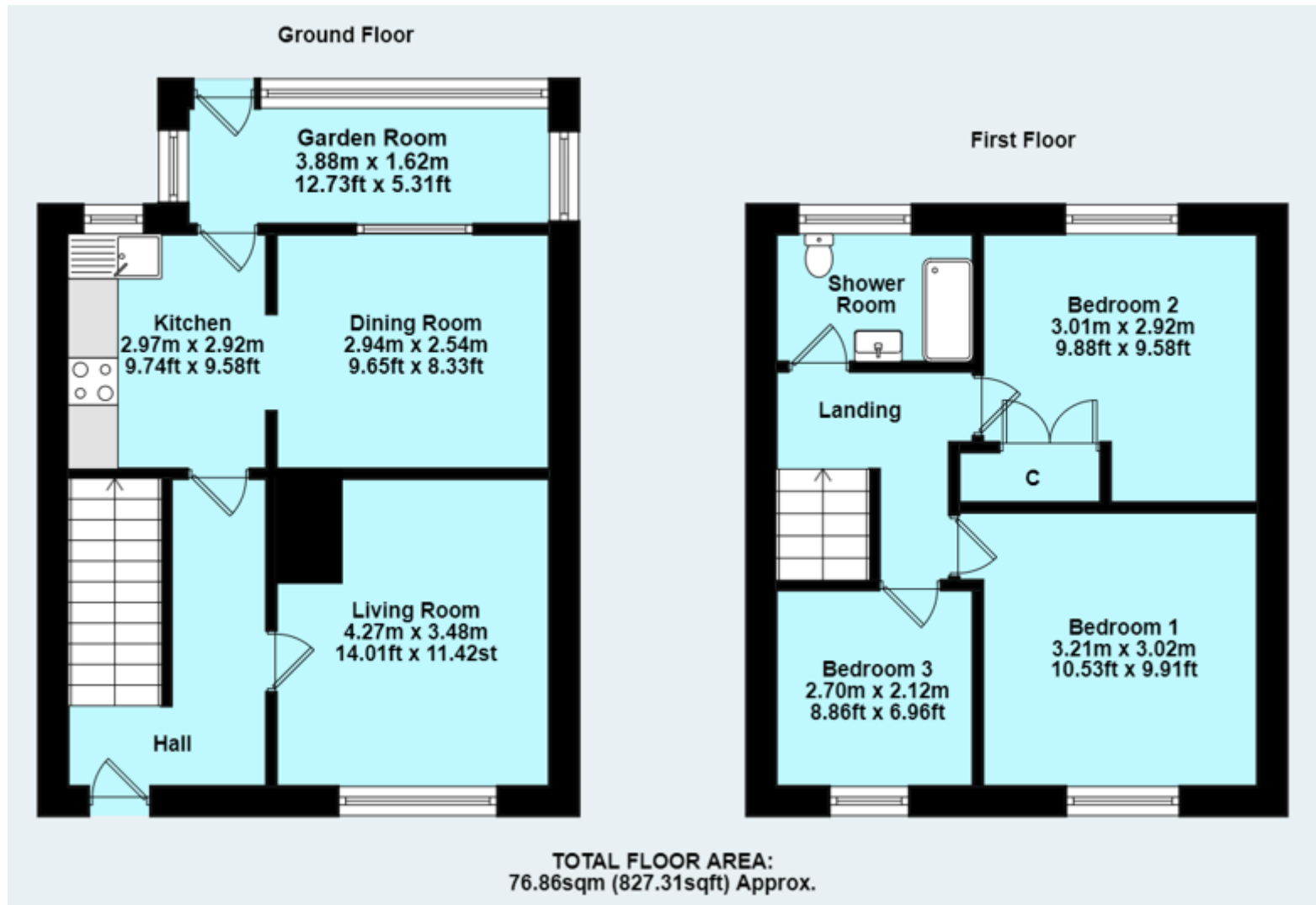


Larviscombe Road,
Williton TA4 4SA
£260,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



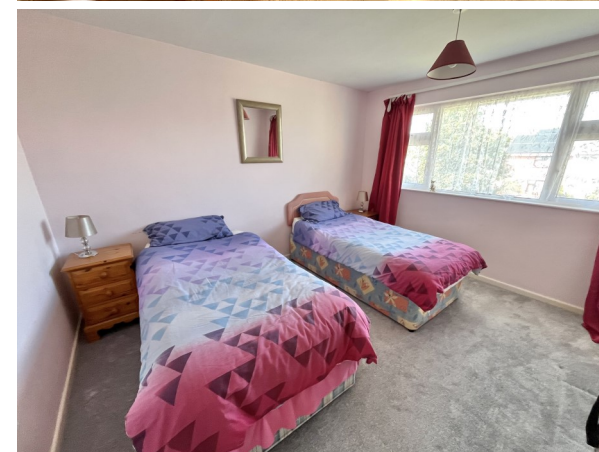
Description

A spacious three bedroom end-of terrace family home, situated close to the nearby middle school and just a short walk from the beach and village amenities. No Onward Chain

- End Of Terrace
- 3 Bedrooms
- Private Gardens
- Modern Shower Room
- No Onward Chain

The property comprises an end of terrace family home of traditional brick construction with part rendered re-constructed stone elevations under a tiled roof with the benefit of full uPVC double glazing, gas central heating and good sized gardens. The property is available with No Onward Chain and is subject to a Section 157 local occupancy clause. Further details available from the agents.

The accommodation in brief comprises; part glazed uPVC door into Entrance Hall; wood effect laminate flooring. Living Room; with an aspect to the front, wood effect laminate flooring, electric feature fireplace. Kitchen; with aspect to rear, wood effect kitchen cupboards and drawers under a rolled edge granite effect worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven, four ring gas hob and extractor fan over, space and plumbing for a washing machine, archway into Dining Room; wood effect laminate flooring, aspect to rear. Garden Room; with wooden flooring, and door to rear garden. Stairs to first floor landing; hatch to roof space. Bedroom 1; aspect to front. Bedroom 2; aspect to rear, boiler cupboard with Baxi combi boiler for central heating and hot water. Bedroom 3; aspect to front. Shower Room; recently refitted shower cubicle with multi panel surround, thermostatic mixer shower over, low level WC, wash basin, heated towel rail.



OUTSIDE: To the front of the property there is a good-sized garden laid to lawn. To the rear there is a private enclosed garden laid to lawn with an outbuilding with power and lighting and a timber shed.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage, mains gas

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

Council Tax Band: B

Parking: There is no 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

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

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 September 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.