



5 Broomfield Park

Stoke St Gregory, TA3 6FE

£490,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Willey Road, Stoke St. Gregory, Taunton, TA3

Approximate Area = 1126 sq ft / 104.6 sq m
 Garage = 406 sq ft / 37.7 sq m
 Total = 1532 sq ft / 142.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecon 2024. Produced for JREA Ltd T/A Wilkie May & Tuckwood, Taunton. REF: 1215073

Description

Situated on a small development of modern constructed in 2021 by Otter Construct, is this beautifully presented and upgraded three bedroom detached bungalow.

The property, which is set on a generous size corner plot with views over farmland to the side, is benefitted by uPVC double glazing and heated via an air source heat pump.

This lovely home is further enhanced by a double garage alongside, a driveway providing off-road parking for several family vehicles as well as a large fully enclosed private corner plot garden.

- Detached Bungalow
- Three Bedrooms
- Constructed In 2021
- Double Garage
- Off-Road Parking
- uPVC Double Glazing
- Beautifully Presented Throughout



Internally, a front door leads into wide entrance hall. To the rear of the bungalow is a generous size living room with dual aspect windows and double glazed French doors to the garden. The living room opens into a dining area, which in turn opens into a well appointed modern fitted kitchen. The kitchen is fitted with a range of matching wall and base units, granite work surfaces and upstands with built-in oven and induction hob along with an integrated dishwasher. There is a separate utility room with integrated fridge/freezer, a freestanding washing machine and tumble drier, as well as offering access to the outside. To the front of the bungalow are three generous size bedrooms (bedroom one with dual aspect windows and ensuite shower room that comprises of wc, wash hand basin, walk-in shower with drencher shower over).

A family bathroom comprising of wc, wash hand basin, walk-in double shower and separate roll top bath. A second shower room is found at the opposite end of the property and comprises of wc, wash hand basin, double walk-in shower with chrome towel rail. Externally, the property is set in a well maintained and well stocked corner plot garden. A patio area adjoins the rear of the property and extends around to a side access into a double garage. There is a separate patio area to the side of the property. In the main, the garden is laid to lawn with wide decorative slate borders and there is gated side access. The front is approached via a brick pavior driveway offering ample off-road parking for several family vehicles leading to a double garage with up-and-over door, electric power and lighting as well as a charging point for a electric vehicles.

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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, air source heat pump.

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

Property Location: w3w.co/daunted.hasten.gurgled

Council Tax Band: E

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice likely with O2 & Vodafone; voice & data limited with EE & Three. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

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

Agents Note: There is an Estate Management Charge for this development of £230 p/a.

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 November 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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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