



8 West View

Creech St Michael, TA3 5QP

£210,000 Freehold

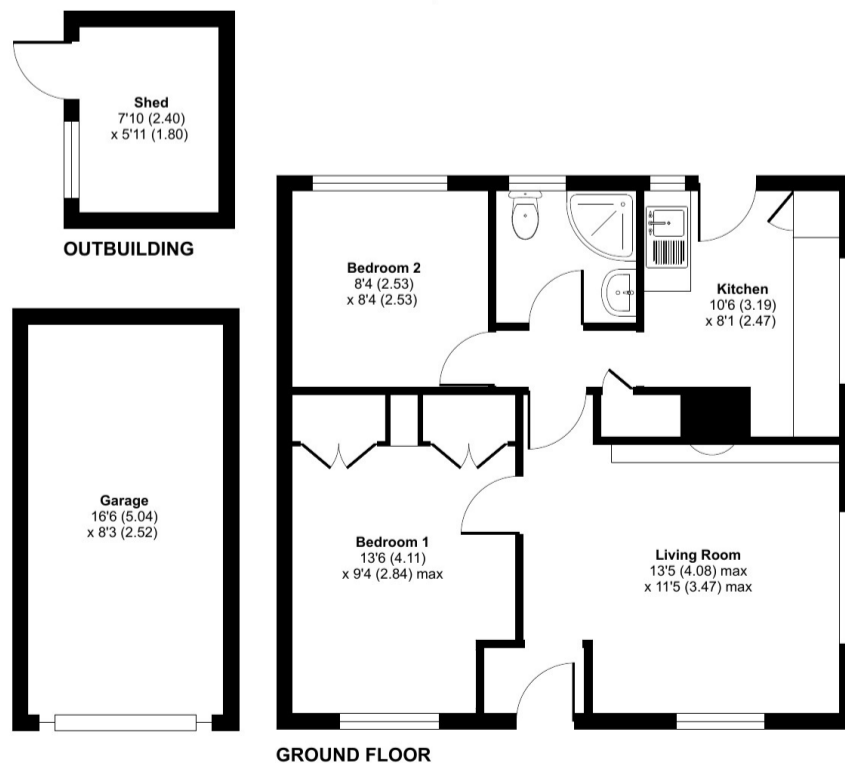


**Wilkie May
& Tuckwood**

Floor Plan

West View, Creech St. Michael, Taunton, TA3

Approximate Area = 512 sq ft / 47.5 sq m
 Garage = 137 sq ft / 12.7 sq m
 Outbuilding = 47 sq ft / 4.3 sq m
 Total = 696 sq ft / 64.5 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). © richcom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1218650

Description

Offered to the market with vacant possession and no onward chain is this two bedroom, end of terrace bungalow situated within the popular village of Creech St Michael.

The property is warmed via a mains gas fired central heating system and is uPVC double glazed throughout.

Externally, there is a private and enclosed rear garden, a single garage and off-road parking for several cars.

- Two Bedrooms
- End Of Terrace Bungalow
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Shower Room
- Enclosed Rear Garden
- Single Garage
- Off-Road Parking
- No Onward Chain



The accommodation comprises in brief; uPVC double glazed front door leading into an entrance porch. The living room has dual aspect uPVC double glazed windows to both the side and front plus a gas fire with surround. The main bedroom has an integrated wardrobe and uPVC double glazed window providing aspect to the front. The second bedroom is found at the rear of the property and has a uPVC double glazed window overlooking the garden. The shower room comprises low level wc, wash hand basin and a corner shower unit. The accommodation is completed with a kitchen which offers a selection of wall and base level storage units with work surfaces above, stainless steel sink with hot and cold mixer tap, space and plumbing for a washing machine, space for a gas cooker, and a uPVC double glazed door leading into the rear garden.

Externally, the garden is laid predominately to lawn with a selection of mature flower and shrub borders. There is a small area of patio, an outside tap and side access. The single garage sits alongside the property and has power, lighting and a brand new up-and-over door. There is a further area of garden laid to lawn at the front and a driveway providing off-road parking for up to three 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, gas fired central heating.

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

Property Location: w3w.co/golden.songbook.encounter

Council Tax Band: B

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

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

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

Agents Note: We understand that this property is of truss steel construction.

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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