



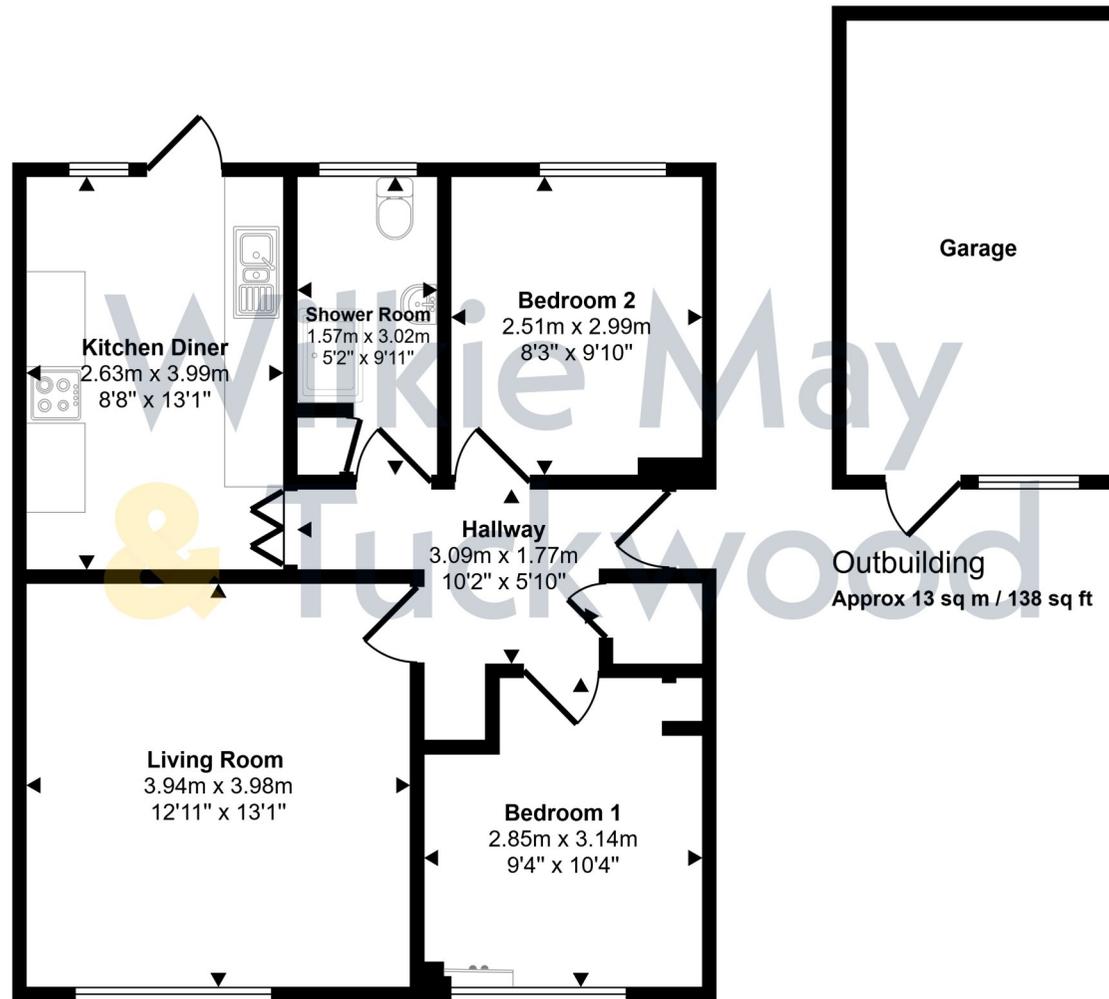
Castle Mead,
Washford, TA23 0PZ.
£285,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
69 sq m / 746 sq ft



Ground Floor

Approx 56 sq m / 608 sq ft

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

A tastefully modernised and well maintained two bedroom semi detached bungalow, situated adjacent to the West Somerset Steam Railway Line.

- Semi-Detached
- 2 Bedrooms
- Well Maintained Throughout
- Garage & Off Road Parking
- Electric Heating

The property comprises a semi-detached bungalow of traditional construction, under a tiled roof with the benefit of full uPVC double glazing and modern electric heating. The bungalow is situated in a small and very pleasant cul-de-sac in the centre of the village, within very easy walking distance of the Coast Path and Mineral Line. Also within easy reach, is the main bus route and a Post Office and Store operating 7 days a week. The current owners have upgraded the bungalow with works to include, new fuse boards, new windows and doors, and insulating the loft as well as the obvious cosmetic upgrades too.

The accommodation in brief comprises; Composite door with inset obscure glazed panels into: spacious Entrance Hall; with wood effect laminate flooring, hatch to roof space, two built in storage cupboards. Living Room; with aspect to front, with wood effect laminate flooring, and acoustic panelling. Bedroom 1; with aspect to front, panelling and acoustic panelling and recessed storage cupboard, wood effect laminate flooring. Bedroom 2; with aspect to rear, wood effect laminate flooring. Shower Room; with tiled floor, part tiled walls, shower cubicle with electric Triton shower over, low level WC, pedestal wash basin, heated towel rail, airing cupboard with copper cylinder with immersion switch. Kitchen; with aspect to rear, with wood effect laminate flooring, panelled walls, a good range of kitchen cupboards and drawers under a wood effect rolled edge worktop, inset one and a half bowl stainless steel sink and drainer, with mixer tap over, tiled splashback, space for electric oven, space and plumbing for washing machine, space for slimline dishwasher, space for tall fridge/freezer.



OUTSIDE: Door to the Rear Garden; which has a private aspect, laid to gravel and paving for ease of maintenance, fully enclosed by feather board fencing with a timber shed and Garden Room; glazed double doors and wood effect laminate flooring, side access leads to the Garage; with uPVC personal door and power and lighting. In front of the Garage is a good sized driveway where our clients park their motorhome with an adjacent low maintenance front garden.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage, electric heating.

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

Council Tax Band: C

Parking: There is 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 June 2025. 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.