





Millands Lane

Bridgwater TA5 1ED

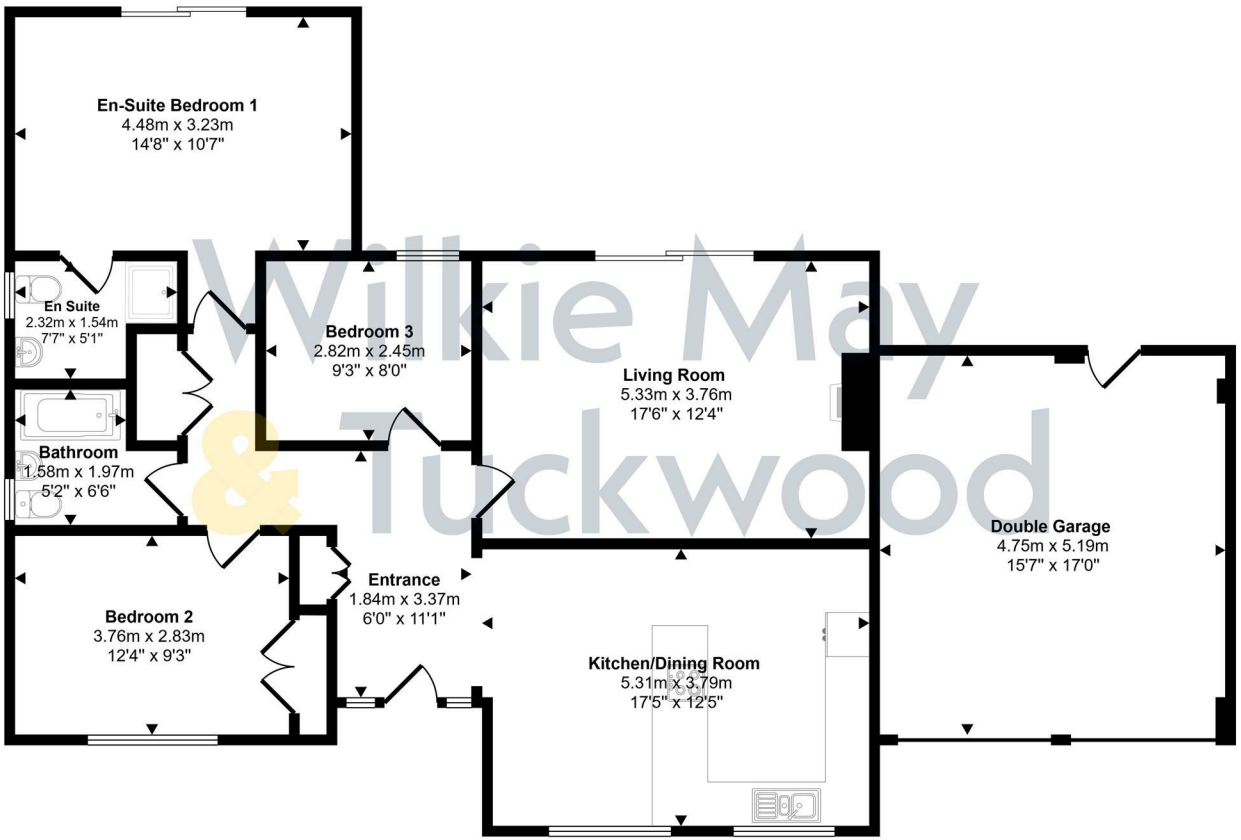
Price £475,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
122 sq m / 1317 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.

WM&T

Description

A stunning detached three bedroom bungalow, situated in a sought after village at the foot of the Quantock Hills.

- Well Presented Accommodation
- Garage & Off Road Parking
- Sought After Location
- Oil Fired Central Heating
- uPVC Double Glazing
- Cul-de-sac Location

The property comprises a detached bungalow of traditional brick construction with rendered elevations under a tiled roof, with the benefit of uPVC double glazing and oil fired central heating situated in a cul-de-sac position within the popular village of Kilve. The property has been beautifully upgraded and modernised by the current owners and now offers light and stylish accommodation throughout.

The accommodation in brief comprises: glazed uPVC door with side viewing panels into spacious Entrance Hall; storage cupboard, hatch to roof space, airing cupboard housing modern foam lag cylinder with immersion switch.

Open plan Kitchen/Dining Room: with aspect to front with far reaching views to the open farmland. A modern fitted kitchen comprising an excellent range of white fitted cupboards and drawers under a squared edge worktop with inset double ceramic sink with mixer tap over, space and plumbing for washing machine, space for American fridge freezer, four ring induction hob, fitted eye level electric oven with microwave oven over, wine cooler.

Living Room: with aspect to rear, sliding patio doors to the rear garden, LVT wood effect flooring, chimney breast with inset wood burner with slate hearth, alcove shelving.

En-suite Bedroom One: with aspect to rear and sliding patio doors onto the rear garden, door into en-suite shower room; with shower cubicle, tiled surround, electric Mira shower over, part panelled walls, low level WC, pedestal wash basin.

Bedroom Two; aspect to front, with views to the farmland, built in wardrobe.

Bedroom Three: aspect to rear, fitted workbench (currently used as an office).

Family Bathroom; with white suite comprising panelled bath, tiled surround, electric Mira shower over, low-level WC, pedestal wash basin.

OUTSIDE: The property is approached via five bar timber gates leading onto a large tarmacadam driveway with off-road parking for several vehicle vehicles. There is a double garage with two up and over doors, power and lighting, a wash basin, a Grant oil fired boiler, and personal door to the garden. The gardens have been well tended and thoughtfully planted incorporating a good size patio area, a pond and a summerhouse. The gardens are established and offer a high degree of privacy and a south facing aspect.

MATERIAL INFORMATION:

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, sewage, oil fired central heating.

Parking: There is plenty of parking at this property and a double garage.

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

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.











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'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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