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8. Financial Evaluation So at the time that an offer has been made and 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 1998. 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.

**Agents Notes:** Planning permission has been granted for residential development of 100 dwellings in the field to the rear. Planning Application number: 14/25/0002. The property is of steel-framed construction.

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water with meter, mains electricity, gas fired central heating.

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

**Property Location:** <https://www.ofcom.org.uk/mobile-coverage-checker>

**Flood Risk:** Rivers & Sea - Low, Surface water - Very low.

**Mobile Phone Coverage:** Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

**Broadband Availability:** Ultrafast with up to 1000 Mbps download speed and 200 Mbps upload speed.

**Council Tax Band:** C

**GENERAL REMARKS AND STIPULATIONS:**



**79 West View**  
 Creech St Michael, TA3 5DX  
 £250,000 Freehold

2	1	1	D EPC

**Wilkie May & Tuckwood**

## Floor Plan

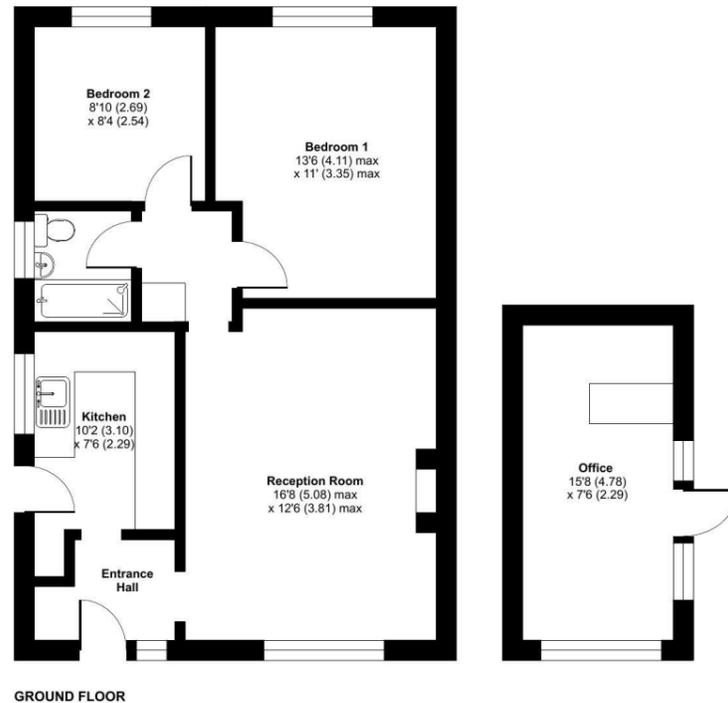
### West View, Creech St. Michael, Taunton, TA3

Approximate Area = 610 sq ft / 56.7 sq m

Outbuilding = 117 sq ft / 10.8 sq m

Total = 727 sq ft / 67.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhocom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1411417

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## Description

- Two Bedrooms
- Semi-Detached Bungalow
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Enclosed Rear Garden
- Driveway / Off Road Parking
- Village Location

Situated within the popular village of Creech St Michael, this beautifully presented two bedroom semi-detached bungalow is offered in excellent decorative order throughout. The property benefits from mains gas fired central heating and uPVC double glazing throughout. Externally, there is a private and enclosed rear garden, along with a driveway to the front providing off-road parking for two vehicles. An internal inspection is highly recommended to fully appreciate all that this fantastic home has to offer.



The accommodation comprises in brief; a front door opening into a welcoming entrance hallway with doors leading to the kitchen and living room. The kitchen is well appointed with a range of matching wall and base units with work surfaces over, a 1 & ½ bowl stainless steel sink with mixer tap, integrated electric hob with extractor fan above, integrated eye level electric double oven, and space for a fridge/freezer. A door provides direct access to the rear garden. The living room is positioned at the front of the property and benefits from a large uPVC double glazed window overlooking the front garden. An archway leads through to an inner hallway with doors to the bathroom and bedrooms.

There are two well proportioned double bedrooms, both enjoying windows overlooking the rear garden. The bathroom completes the accommodation and comprises a paneled bath with shower over, low level WC, wash hand basin and a heated towel rail. Externally, the rear garden is predominantly laid to patio and paving for ease of maintenance. A substantial timber hobbies room is situated within the garden and is currently utilised as a bar. A useful side access leads to the front of the property, where a driveway provides off road parking for two vehicles.

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