

8. Financial Evaluation: At the time that an offer has been made and is being considered by the seller, you must take 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 the amount of sole hairy regard to sell a property, requires a mortgage, claims to be as a cash buyer or to only combination of these. Such revelation of information should be included in the Memorandum of sole hairy regard to sell a property, requires a mortgage. Protection Act 1978. 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 do not guarantee that they are in working order or fit for their purpose. A buyer is advised to obtain verification from their solicitor.

GENERAL REMARKS AND STIPULATIONS:	GENERIC
enure: 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: Some rest Council, County Hall, The Crescent, Tavuton, Somerset, TA1 4DY	Property Location: //spreadeagle/planning
Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.	Council Tax Band: F
enure: The property is offered for sale freehold by private treaty with vacant possession on completion	Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.
Mobile Phone Coverage: Check: https://www.ofcom.org.uk/mobile-coverage-checker	Flood Risk: Rivers & Sea—very low. Surface water—very low.

GENERAL REMARKS AND STIPULATIONS:



82 Waterleaze, TA2 8PX

£500,000 Freehold



Wilkie May & Tuckwood

Floor Plan



WM&T

Description

- Five Bedrooms
- Detached House
- Double Garage
- Mains Gas Central Heating
- uPVC Double Glazing
- South Facing Rear Garden
- Solar Panels
- Electric Car Charging Point
- Beautifully Presented Throughout

Situated on a popular modern development, is this spacious and well presented, five bedroom detached family home. The property benefits from solar panels, a double garage with electric charging point and a South facing rear garden.



The accommodation is arranged over three floors and, in brief, comprises a front door opening into a welcoming entrance hallway with stairs rising to the first floor and doors providing access to all ground floor rooms. Off the hallway is a useful cloakroom fitted with a low-level WC and wash hand basin. The living room runs the full length of the house, enjoying an aspect to the front and uPVC double-glazed patio doors opening directly onto the rear garden. There is a separate dining room located at the front of the property, ideal for both family meals and entertaining. To the rear is a generously sized kitchen/breakfast room fitted with a range of matching wall and base units with work surfaces over, a 1½ bowl sink with mixer tap, integrated eye-level double electric oven, integrated hob with extractor hood above, integrated dishwasher and space for a fridge/freezer. The ground floor accommodation is completed by a utility room offering additional work surface and storage space, together

with plumbing and space for a washing machine and tumble dryer. On the first floor there are three bedrooms, two of which are double rooms benefitting from built-in wardrobes and modern en-suite shower rooms. The second floor provides the remaining two bedrooms along with a family bathroom. Externally, the south-facing rear garden is predominantly laid to lawn with areas of gravel, complemented by established flower and shrub borders. There is also a composite decked seating area with metal pergola, along with useful side access, an outside tap and external lighting. To the front of the property is a double garage fitted with two up-and-over doors, power and lighting, with off-road parking for two vehicles in front. The property further benefits from solar panels and an electric car charging point.

WM&T