

South Lane

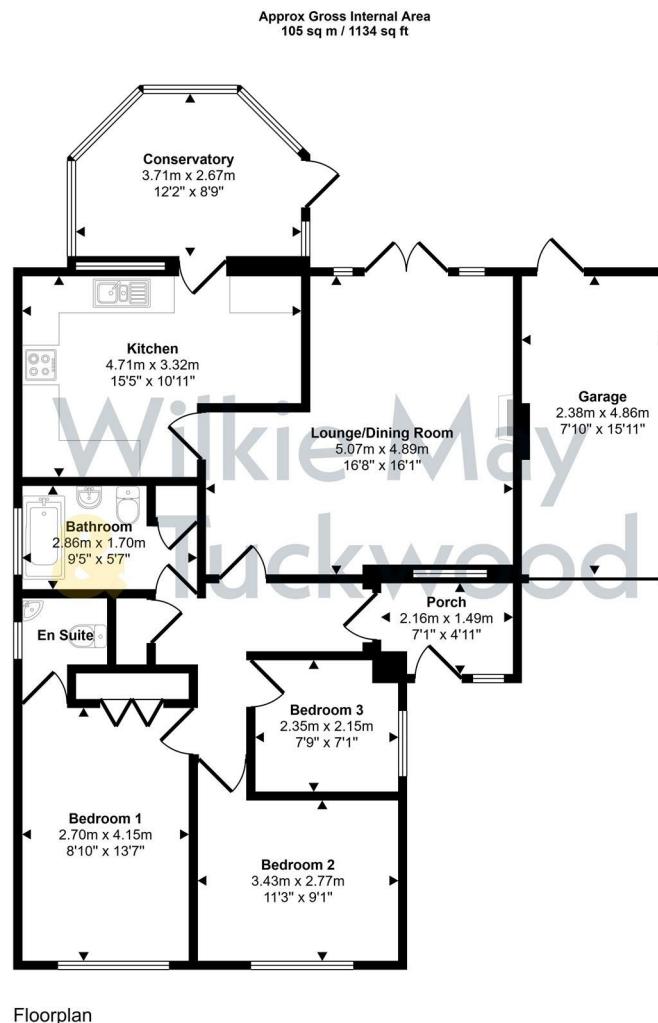
Bridgwater TA5 1LR

Price £325,000 Freehold

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3	2	1	EPC

Wilkie May & Tuckwood

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.

Description

A detached 3 bedroom (two bathroom) bungalow, situated in the highly sought after village of Nether Stowey, with gas central heating, double glazing and No Onward Chain.

- No Onward Chain
- Garage & Off Road Parking
- Gas Fired Central Heating
- Sought After Location
- Viewings Recommended



The accommodation in brief comprises; half glazed uPVC door with leaded lights into Entrance Porch; with engineered oak flooring. Part glazed wooden door into Entrance Hall; with hatch to loft space and storage cupboard. L-Shaped Living Room; with wood effect laminate flooring, double aspect, feature fireplace, French doors to the rear garden. Kitchen; with aspect to rear comprising a good range of wood effect cupboards and drawers under a granite effect rolled edge worktop and inset 1 ½ bowl stainless steel sink and drainer with mixer tap over, space for electric cooker with extractor fan over, space and plumbing for a slimline dishwasher, space and plumbing for a washing machine, space for a tumble dryer, space for tall fridge-freezer, wall mounted Vaillant boiler for central heating and hot water. Half glazed uPVC door into Conservatory; with radiator, power points and fitted blinds. En-Suite Bedroom 1; with aspect to front, wood effect laminate flooring, built in double wardrobe. Door into En-Suite W/C; with low level WC, wash basin inset into vanity unit. Bedroom 2; aspect to front, wood effect laminate flooring, fitted wardrobes. Bedroom 3; aspect to side. Family Bathroom; with white suite comprising panel bath, tiled surround electric Heatrae Sadia shower over, low level WC, wash basin inset into vanity unit, airing cupboard with modern foam lagged cylinder, immersion switch and timer.

OUTSIDE: The property has a tarmacadam L-shaped driveway affording off road parking for 2-3 vehicles with easy access to the Garage; with electric roller door, power, lighting and personal door to the garden. The front gardens are laid to lawn. To the rear of the property the garden is enclosed by fencing and a brick wall with side access and a personal door to the garage, with the immediate decking area laid to artificial grass for ease of maintenance and the remainder of the beds planted with an established cherry tree.

MATERIAL INFORMATION:

Council Tax Band: D



Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas.

Parking: There is off road parking and a garage 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

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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the 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.

Fllood Risk Surface Water: xxx Risk Reservoirs: xxx Risk Groundwater: xxx. We recommend you check the risks on

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

broadband and mobile coverage: We understand that there is xxxx mobile coverage. The maximum available speeds are xxx mbps download and xxxx mbps upload.

Property Location: Council Tax Band: D

Local Authority:

Figure: Freehold

GENERAL REMARKS AND STIPULATIONS:

