



**Location:** Nunca Mas is situated in the centre of the sought after village of Hillfarrance which offers the Anchor Inn public house, close by is Oake Manor golf club. The near by town of Wellington boasts a range of independently run shops and larger national stores to include the well renowned Waitrose. The town also benefits from a range of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. The County Town of Taunton which is approximately 5 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 outside Wellington.

**Directions:** Proceed out of Wellington towards Taunton. Take the left hand turn signposted to Bradford On Tone directly opposite the World's End public house. Continue along this road passing through the village of Bradford On Tone, take the right hand turn signposted to Hillfarrance, follow into the centre of the village and bear right towards the village church where the property will be found on the left hand side.

#### GENERAL REMARKS AND STIPULATION

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

**Services:** Mains electricity, mains water, mains drainage, gas central heating, telephone

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

**Property Location:** [www3.westofengland.gov.uk/elections/retire.dwarves](https://www3.westofengland.gov.uk/elections/retire.dwarves)

**Council Tax Band:** F

**Construction:** Rendered outer leaf under a tiled roof

**Broadband and mobile coverage:** We understand that there is limited mobile coverage. The maximum available broadband speeds are 44 Mbps download and 10 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** very low

**Rivers and the Sea:** very low

**Reservoirs:** Unlikely

**Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

**Planning:** Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

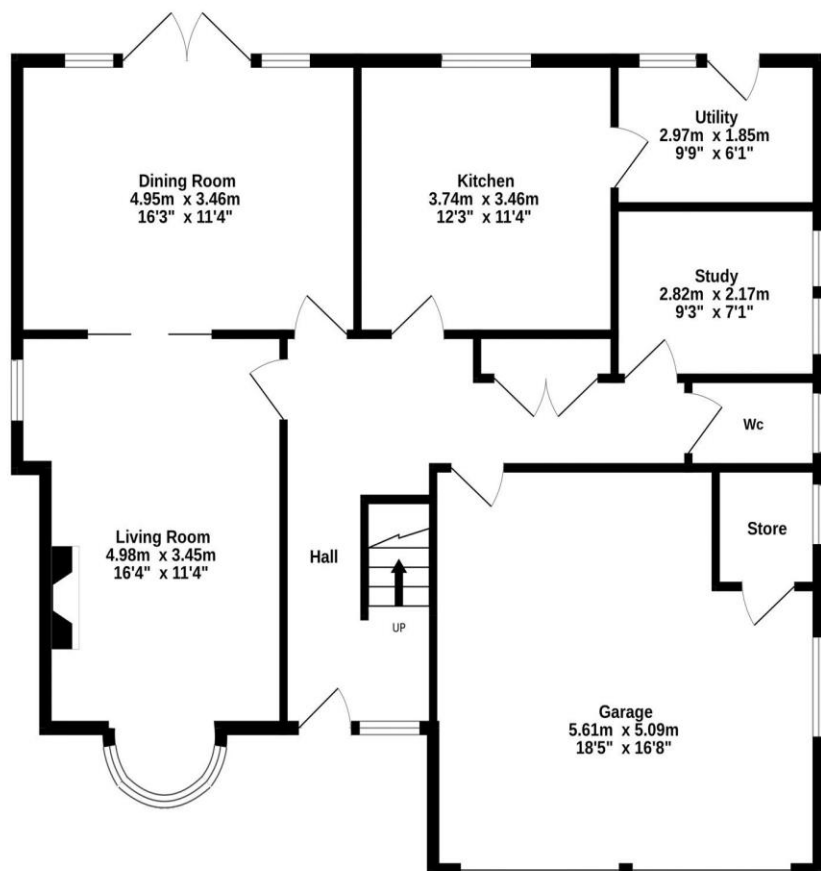
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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 November 2022. 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:

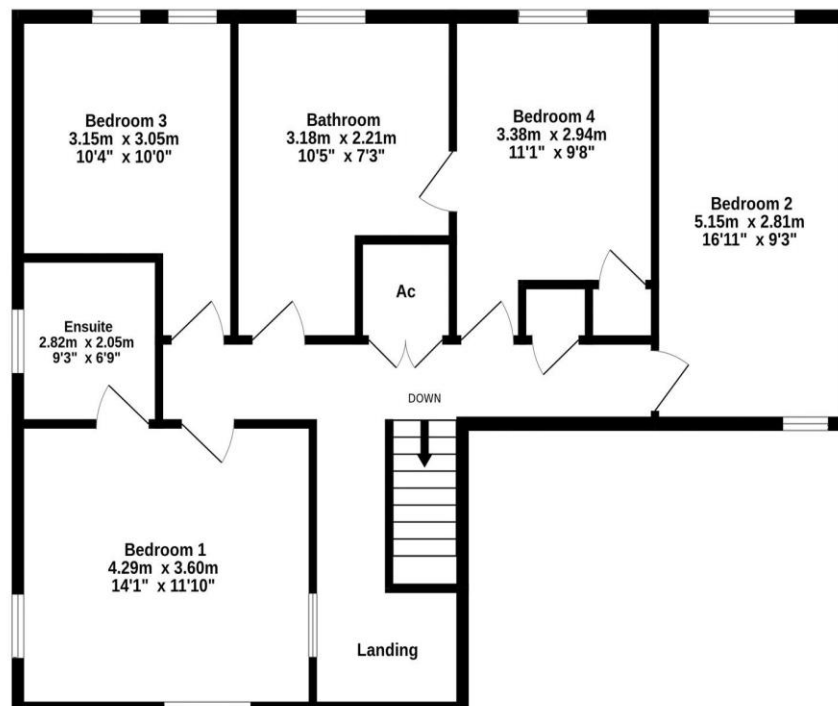
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.

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.

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Wilkie May & Tuckwood are pleased to present Nunca Mas to the market, enjoying a tucked away position in the sought after village of Hillfarrance, with four double bedrooms, a double garage and a good size rear garden. The property is offered to the market with no onward chain.

The sitting room bay window overlooks the 14th century Holy Cross church whilst the wood burner with surround creates a real focal point to the room. Double doors open into the dining room which is perfect space for entertaining and furthermore benefits from patio doors for views over the rear garden. The kitchen offers a range of matching wall and base units with tiled splashbacks and contrasting worktops along with space for a fridge, eye level oven, four ring gas hob with extractor over and views to the rear. The adjoining utility rooms provides additional space for further kitchen appliances along with a uPVC door to the garden. There is also an additional reception room currently used as a study.

To the first floor there are four double bedrooms, the master is a triple aspect room with views over the church and has an en-suite, the remaining bedrooms are serviced by the family bathroom offering a three piece suite.

Externally, the property enjoys a pleasant approach via a no through road, the gated access leads to a driveway with ample off road parking, a level front lawn garden, detached double garage with power and lighting along with plenty of boarded eaves storage. A pathway leads around the side of the property with access leading to the rear garden which has a patio area, large area of lawn and a fishpond.



- Highly desirable village location
- Situated on a no through road
- Protected aspect over historic church
- Four double bedrooms
- Double Garage
- Ample parking
- No onward chain

