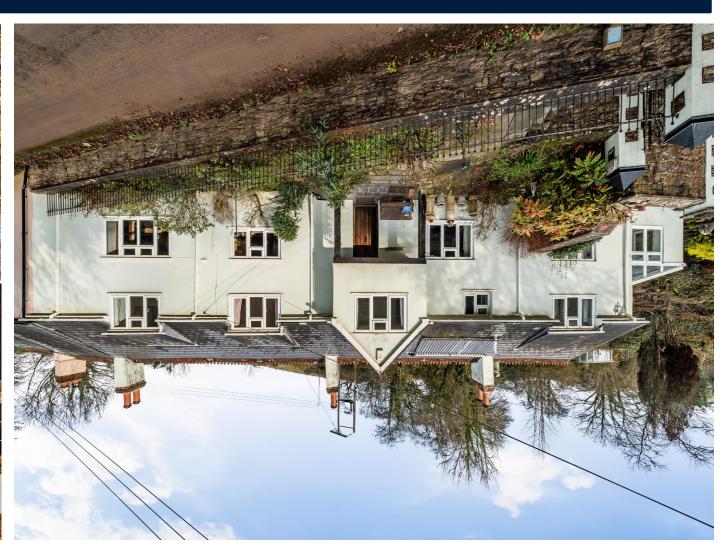




East Skirdle Waterrow, Taunton, TA4 2AY £650,000 Freehold







**Reservoirs:** Risk present

**LOCATION:** Waterrow is a small village set in the heart of the countryside close to the Somerset/Devon border. The village itself benefits from the popular pub the Rock Inn which is within close walking distance. Just 3 miles away, the historic market town of Wiveliscombe has a friendly and thriving community set in beautiful surroundings and forming the hub of the area known as "The 10 Parishes". The town boasts a wide range of independently run shops and facilities with excellent primary and secondary schools, active sports clubs and a large recreation ground with swimming pool for summer use.

The county town of Taunton is approximately 10 miles to the East offering extensive shopping and sporting facilities with Wellington approximately 6 miles distant with once again a range of amenities larger national stores to include the well renowned Waitrose, with the M5 accessible at Junction 26.

**DIRECTIONS:** From the Taunton direction proceed along the B3227 to Wiveliscombe and at the cross road traffic lights, continue straight on for approximately 2.6 miles until you enter Waterrow. Go over the bridge and turn right just before the Rock Inn. Continue, passing the village hall, where the property will be seen after a short distance on your left hand side as indicated by our For Sale board.

## **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, septic tank, oil fired central heating, telephone **Local Authority:** Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** w3w.co///soup.comedy.doormat

## **Council Tax Band: F**

Construction: Traditionally built with a variety of construction methods

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are

5 Mbps download and 0.7 Mbps upload. We recommend you check coverage on <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>.

Rivers and the Sea: very low

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. 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.

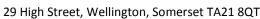
References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.





Flood Risk: Surface Water: very low

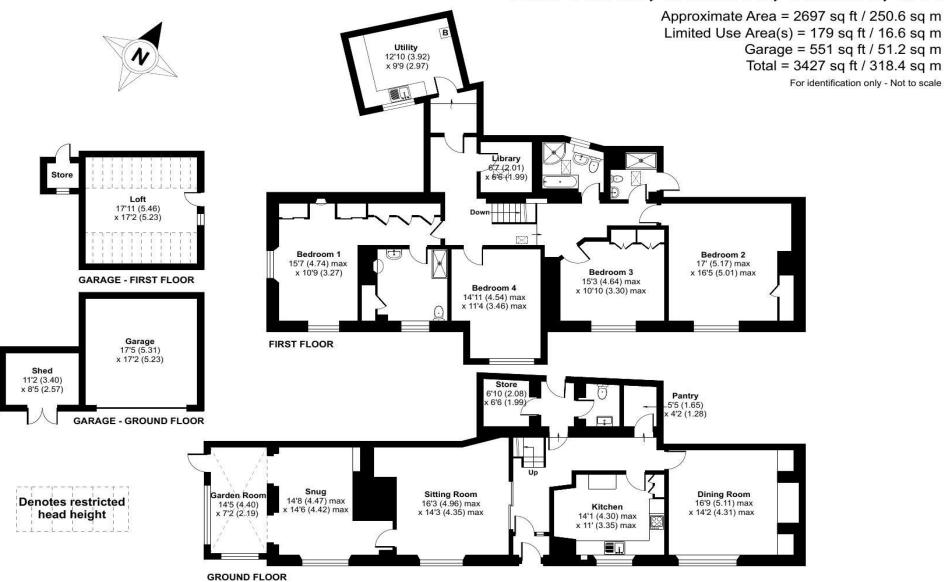






**Groundwater:** Unlikely

## East Skirdle, Waterrow, Taunton, TA4



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nuchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1239287

East Skirdle is a fabulous 4 bedroom semi detached family home set in the quiet Hamlet of Waterrow on the outskirts of Wiveliscombe. The plot measures approximately three and a half acres which includes woodland, gardens and a paddock and is nestled on the side of the valley. Offered to the market with vacant possession and no onward chain, viewings are essential.

The accommodation on offer briefly comprises, a sitting room with wood burning stove inset into a large ornately carved fireplace, leading into the adjoining snug with open fireplace and opening directly into the garden room. The kitchen is fitted with a range of wall and base units with an integrated double oven and hob, dishwasher and space for a fridge freezer. There is a large inglenook fireplace and space for a breakfast table. The adjoining dining room is decorated with wood panelling throughout with a window seat and a fireplace. A rear passage leads to a downstairs cloakroom and store room with an external door.

To the first floor the master bedroom is a large double with a range of built in wardrobes and a spacious ensuite. The remaining three double bedrooms are serviced by the family bathroom which is fitted with a five piece suite alongside an additional shower room. Completing the first floor, there is a small library/study and a large utility room with a range of units, sink, plumbing for a washing machine the the oil fired boiler.

Externally, the property is approached via steps to the front door. There is driveway parking access via twin gates for a number of vehicles. The detached garage is connected to light and power with an adjoining store room and an additional room to the top floor, useful as storage or a home office.

The garden is set into the side of the valley and comprises various areas of lawn with mature flower, shrub and tree planting schemes. There is an enclosed paddock and an area of woodland on the opposite side of the lane with fishing rights for the River Tone which runs through. Due to the nature of the location, the plot is set into a bank and as such has been tiered.

- Spacious four bedroom family home
- Quiet village location 3 miles from Wiveliscombe and 6 miles from Wellington
- 3.5 acre plot including gardens, a paddock and woodland
- **NO ONWARD CHAIN**







