



4 Meadowside Cottages

Combe Florey, TA4 3HY  
£299,950 Freehold

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EPC

Wilkie May  
& Tuckwood

Floor Plan

Meadowside Cottages, Combe Florey, Taunton, TA4

Approximate Area = 1160 sq ft / 107.7 sq m  
Garage = 172 sq ft / 15.9 sq m  
Total = 1332 sq ft / 123.6 sq m  
For identification only - Not to scale





# Description

Situated in the sought after village of Combe Florey and backing onto fields, is this well presented three bedroom end of terrace home.

The property, which we believe was constructed in the late 1940s by the local authority, benefits from uPVC double glazing and electric heating with the back up of a multifuel stove heating the water and some radiators.

The property is further enhanced by an enclosed rear garden, useful side garden and single garage and car port.

- End Of Terrace
- Three Bedrooms
- Views Over Countryside
- Popular Village Location
- uPVC Double Glazing
- Single Garage
- Off-Road Parking



Internally, a front door leads in entrance hall with staircase rising to the first floor. A living room offers aspect to the rear. There is also a separate dining room with multifuel stove and a doorway leading to a kitchen. The kitchen comprises of wall and base units, work surfaces, sink with drainer and hot and cold taps, space for cooker and a doorway leading through to a useful utility space with access to the rear garden and car port. There is a further doorway that leads through to a shower room comprising of walk-in shower with tiled surround and electric shower over.

The shower room gives further access to a useful store, which could, with some minor amendments, be utilised as a ground floor study. To the first floor are three bedrooms along with a shower room. Externally, as previously mentioned, there are rear and side gardens. The rear garden is fully enclosed and laid predominantly to lawn with views over fields. There is a single garage with electric power and lighting and a car port in front that offers off-road parking for one or two vehicles.



## GENERAL REMARKS AND STIPULATIONS:

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

**Services:** Mains water with meter, mains electricity, electric heating.

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

**Property Location:** [w3w.co/unlocking.racetrack.lawful](https://www.w3w.co/unlocking.racetrack.lawful)

**Council Tax Band:** B

**Broadband Availability:** Superfast with up to 60 Mbps download speed and 18 Mbps upload speed.

**Mobile Phone Coverage:** Indoor—limited voice available with O2. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—medium. Surface water—high.

**Agents Note:** With the current EPC rating, this property cannot be let.

**Agents Note:** The drainage for this property is via a septic tank.

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 September 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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.

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