



Hawthorn House, 14 Newton Court
 Corfe, TA3 7DQ
 £575,000 Freehold

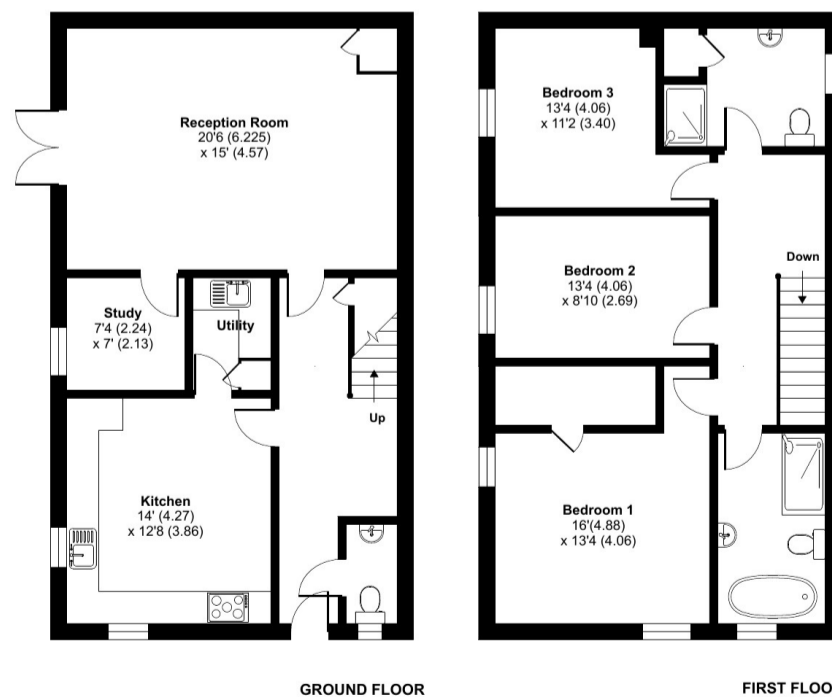
			
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Wilkie May & Tuckwood

Floor Plan

Newton Court, Corfe, Taunton, TA3

Approximate Area = 1328 sq ft / 123.4 sq m
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1202537

Description

Hawthorn House is an impressive, modern barn style property constructed in 2017 and is situated within a courtyard development close to open countryside within the sought after village of Corfe.

The property, which has been beautifully maintained and upgraded, benefits from spacious accommodation arranged over two floors and is served by LPG gas fired central heating and double glazing.

Internally, the property is offered in excellent decorative order and is further enhanced by a double car port and a well stocked, mature landscaped garden.

- Character Property
- Three Bedrooms
- Double Glazing
- Popular Village Location
- Double Car Port
- Landscaped Garden



Internally, a front door leads into a wide entrance hall with cloakroom off. There is a well appointed kitchen/breakfast room fitted with a matching range of wall and base units, work surfaces and upstands with space for range oven and an integrated dishwasher. There are dual aspect windows to front and side, ensuring a light and airy space. A useful utility room is found off the kitchen and houses space and plumbing for a washing machine, sink with drainer and space for undercounter fridge/freezer. A large living room is found towards the rear of the property with French doors leading out onto the garden and a wood burning stove. There is access through to a ground floor study, useful for those who work from home.

To the first floor are three generous size bedrooms (bedroom one with a large walk-in wardrobe that is fitted with hanging rails and built-in shelving). There is a beautifully appointed bathroom comprising wc, wash hand basin, walk-in double shower and separate roll-top bath. A separate shower room is found at the opposite end of the property and comprises of wc, wash hand basin, double walk-in shower with chrome towel rail. Externally, the property is set in well maintained and well stocked gardens. A patio adjoins the rear of the property and is set under a pergola. The garden is split into two sections divided by gates and fence. The gardens are laid predominantly to lawn with stocked sleeper borders.

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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, mains drainage, LPG gas fired central heating.

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

Property Location: w3w.co/bluff.these.ruffling

Council Tax Band: E

Broadband Availability: Superfast with up to 35 Mbps download speed and 6 Mbps upload speed.

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

Flood Risk: Rivers & Sea—very low. Surface water—very low.

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 October 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.

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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Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

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