



'Digswell', Sandpitts Hill

Curry Rivel, TA10 0NG  
£495,000 Freehold

  
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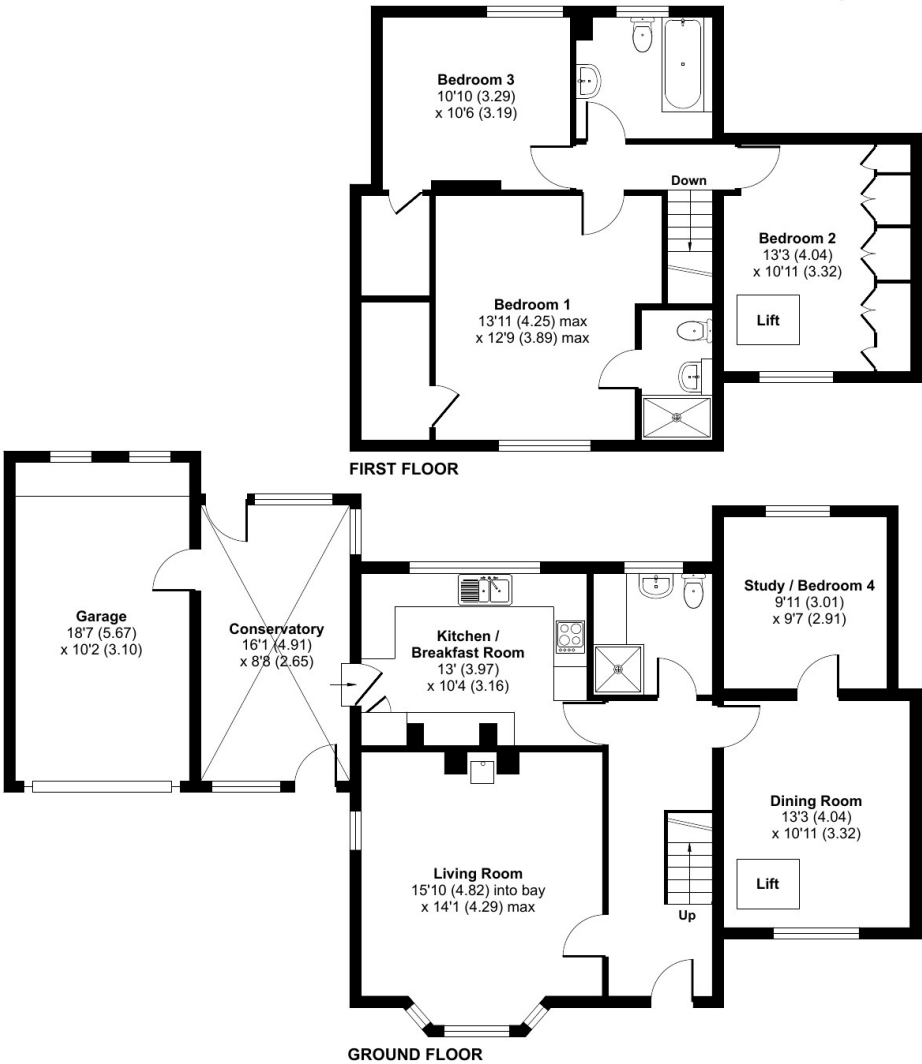
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Wilkie May  
& Tuckwood

Floor Plan

Sandpitts Hill, Langport, TA10

Approximate Area = 1569 sq ft / 145.7 sq m  
Garage = 189 sq ft / 17.5 sq m  
Total = 1758 sq ft / 163.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1363261



# Description

A spacious and beautifully presented three/four bedroom detached family home, originally dating back to the 1930s.

The property offers well proportioned accommodation arranged over two floors, benefitting from uPVC double glazing throughout and an oil fired central heating system.

Outside, the rear garden is of a good size and enjoys a high degree of privacy, mainly laid to lawn with a patio area ideal for outdoor entertaining. To the front, a gated block paved driveway provides ample off-road parking for multiple vehicles.

- Detached 1930s Family Home
- Three/Four Bedrooms
- Oil Fired Central Heating
- uPVC Double Glazed Throughout
- Popular Village Location
- Single Garage
- Ample Off-Road Parking
- Beautiful Rear Garden
- Well Presented Throughout



The accommodation is arranged over two floors and comprises in brief; a solid oak entrance porch opening into a welcoming hallway, a light and airy living room with a front facing bay window and a charming wood-burning stove, and a separate dining room with a front facing window and a convenient lift to the first floor – ideal for those with mobility needs. Also on the ground floor is a versatile study or fourth bedroom, and a modern shower room fitted with a low-level WC, wash hand basin, shower cubicle, and space/plumbing for a washing machine. The generous kitchen is well equipped with a range of matching wall and base units, roll-edge work surfaces, a stainless steel sink with mixer tap, integrated eye-level double oven, four-ring electric hob with extractor above, integrated dishwasher, and fridge.

A door leads into a bright conservatory which provides access to the garage, rear garden, and front of the property. Upstairs, there are three generously proportioned double bedrooms, all featuring large built-in wardrobes. The two front facing bedrooms enjoy far reaching views over open countryside. The main bedroom benefits from a modern en-suite shower room, while the family bathroom includes a panelled bath, wash hand basin, and low-level WC. Outside, the rear garden is a good size and mainly laid to lawn, with a variety of mature flower and shrub borders. Additional features include a timber shed, outside tap, and security lighting. To the front, there is a larger-than-average single garage with power, lighting, and an electric roller door. A gated, block paved driveway provides ample off-road parking for multiple vehicles.

WM&T



### 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, oil fired central heating.

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

**Property Location:** [w3w.co/tricks.button.converter](https://w3w.co/tricks.button.converter)

**Council Tax Band:** E

**Broadband Availability:** Standard with up to 21 Mbps download speed and 1 Mbps upload speed.

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

**Mobile Phone Coverage:** Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

**Agents Note:** This property is owned by a family member of an employee of Wilkie May and Tuckwood.

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 2025. 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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