



Cowbridge, Timberscombe

Minehead, TA24 7TD
£599,950 Freehold



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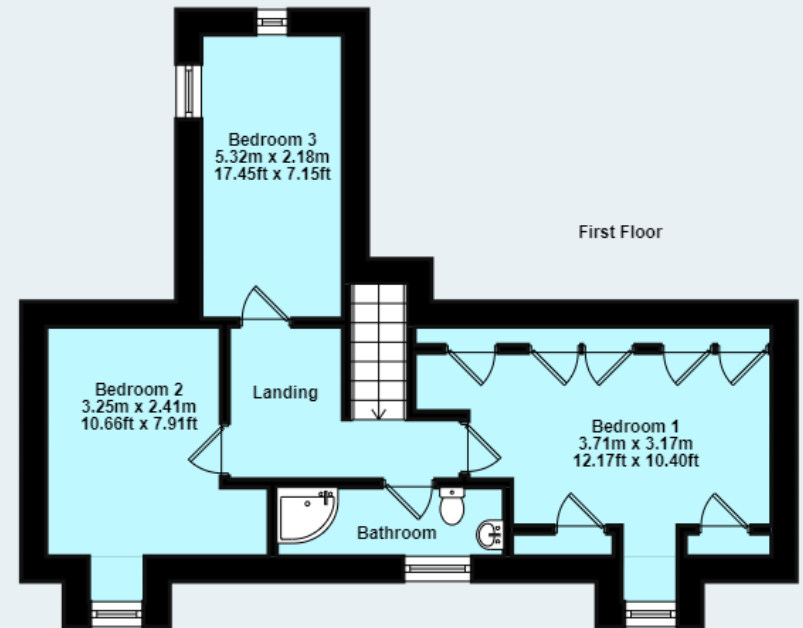
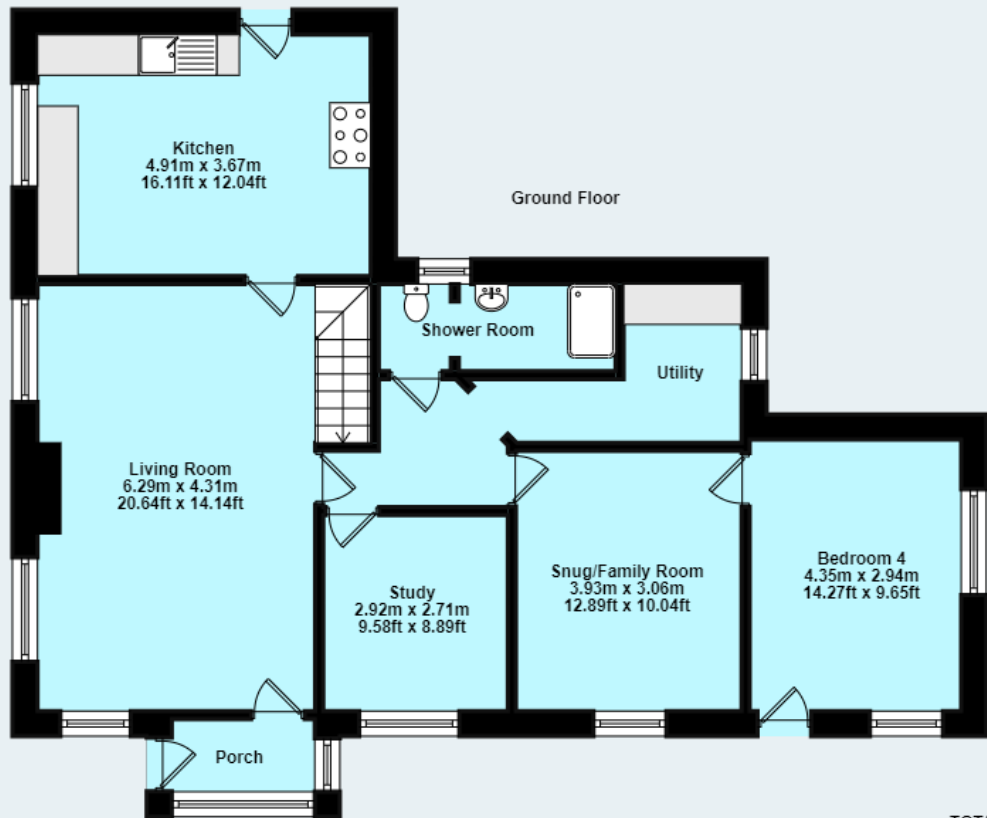
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EPC

Wilkie May
& Tuckwood

Floor Plan



TOTAL FLOOR AREA:
135.51sqm (1458.62sqft) Approx.

Description

An attractive four-bedroom detached house situated within the sought after Exmoor National Park village of Timberscombe.

Of cavity wall construction under a pitched roof, this property benefits from oil fired central heating and double glazing throughout, a ground floor bedroom, a ground floor shower room in addition to a first floor bathroom, gardens to the side and rear, a detached garage with a large amount of off road parking and lovely views from the front towards the surrounding countryside.

There is also the potential to create an annex on the ground floor by utilising the ground floor bedroom, two adjoining reception rooms, the utility and shower room.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Popular village location
- 4 Bedrooms, one ground floor
- Gardens to the side and rear
- Garage with off road parking
- Lovely views



Wilkie May & Tuckwood are delighted to be able to offer this detached four bedroom family home situated in the heart of the sought after village of Timberscombe.

The accommodation comprises in brief, entrance through front door into porch with door through to a good-sized living room with attractive wood flooring, wood burning stove, windows to the side affording lovely views and stairs to the first floor. The kitchen is to the rear of the property with door to the garden and fitted with a modern range of wall and base units, Belfast style sink and space for range cooker.

From the living room a door leads to an inner hall also utilised as a utility area with doors to a

study, snug/family room, shower room and the ground floor bedroom which could be used as an annex.

To the first floor there are three further bedrooms, all with some restricted head height together with the bathroom which also has restricted head height.

Outside, to the front there is a large parking area with steps leading up to the front door with garden areas on either side. There is also a large wooden garage which could be used as stabling if required. Accessed from the kitchen and around the side of the house there is a level area of garden enjoying wonderful panoramic views of the surrounding countryside.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty.

Services: Mains water, mains electricity, mains drainage and oil fired central heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: [///jungle.motion.narrates](#) **Council Tax Band:** E

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 53 Mbps download and 10 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/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 February 2024. 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.



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