



Wilkie May
& Tuckwood



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Wisteria Cottage

Bilbrook, TA24 6HD

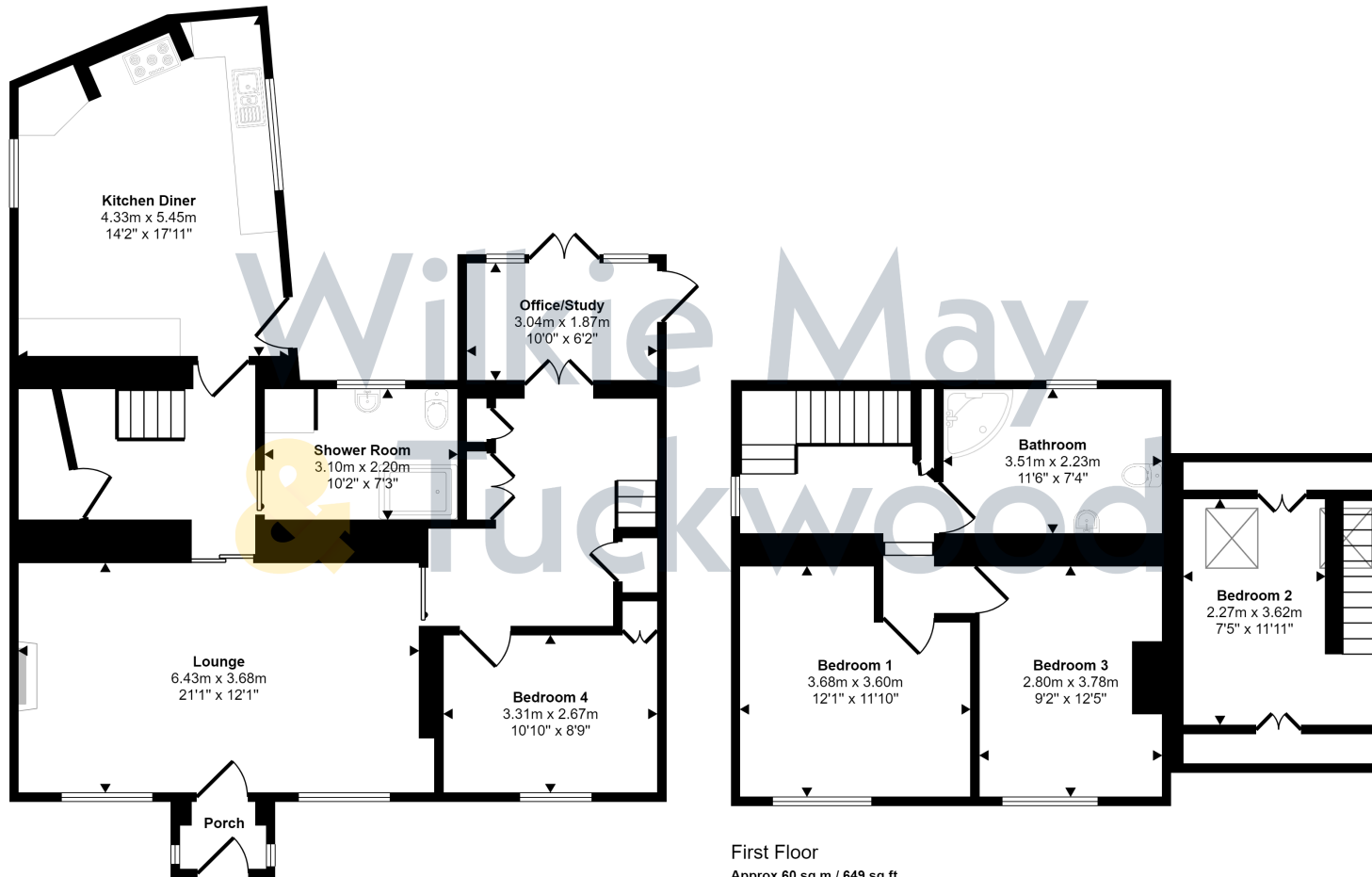
Price £450,000 Freehold



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Floor Plan

Approx Gross Internal Area
158 sq m / 1701 sq ft



Ground Floor
Approx 98 sq m / 1052 sq ft

First Floor
Approx 60 sq m / 649 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A beautifully presented four-bedroom detached Cottage situated on the outskirts of the popular village of Bilbrook.

Of part stone and part cavity wall construction under a pitched roof, this lovely property has been considerably updated by the current owners to include the installation of triple glazing throughout with the exception of the velux's in bedroom 2 and the external patio doors, a ground floor shower room and first floor bathroom, a new kitchen, a new oil tank, new heating/boiler with Hive control system and a full Ring system.

Other benefits include a multi-fuel burner in the lounge, a ground floor bedroom, attractively landscaped gardens, off road parking for several vehicles and a workshop/home office.

- Popular village location
- 4 bedrooms
- Shower room and bathroom
- Landscaped gardens
- Off road parking for several vehicles



Wilkie May & Tuckwood are delighted to be able to offer this delightful four-bedroom cottage situated on the outskirts of Bilbrook.

The lovely, light accommodation comprises in brief: entrance through front door into porch with windows on either side and stable door into the lounge. This is a large, room with two windows to the front, grey wood effect flooring and attractive fireplace with inset multi-fuel stove. Sliding doors then lead through to two inner hallways. The first inner hallway has stairs leading up to the first floor, a storage cupboard, sliding door into the ground floor fitted shower room and door through to the kitchen which is another large double aspect room fitted with a range of modern base units, attractive fireplace with space for range cooker, space for dishwasher and space for tall American style fridge freezer. There is also a door to the garden. The shower room doubles up as a utility room with space and plumbing for a washing machine and space for a tumble dryer.

The second inner hallway has stairs to a first floor mezzanine level with understairs

cupboard, two further storage cupboards, door into bedroom 4 and double doors into an office/study which is glazed on two sides and has double doors opening to the rear garden and external access to a path leading from the front of the property.

To the first floor there is a landing area with window to the side, doors to bedrooms 1 and 3, both of which are of a good size and door to the fitted bathroom. Bedroom 2 is on the mezzanine level, has some restricted head height, eaves storage and two velux windows.

Outside there is considerable off road parking space on the tarmac and block paved driveway. To the rear there is a good-sized attractive garden with paved patio area immediately outside the rear porch, areas laid to lawn, a raised decked area with summerhouse and an insulated workshop with power and light, double glazed windows and internet connection. There is also a second area of garden predominantly laid to lawn with inset flowering shrubs, an attractive arbour and houses the oil tank.



GENERAL REMARKS AND STIPULATION

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

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: [///weeps.valley.additives](http://weeps.valley.additives) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 44 Mbps download and 8 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk Surface Water:** Medium 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

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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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