



## Wood Lane

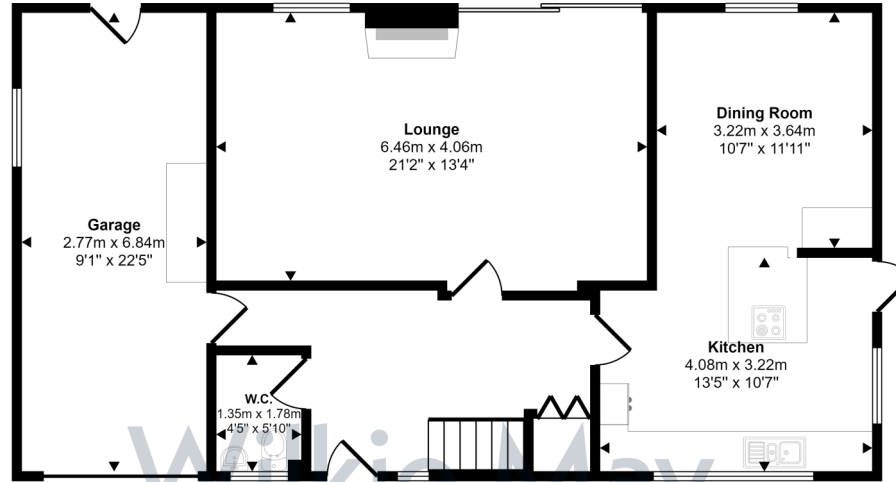
Blue Anchor, TA24 6LA  
Price £585,000 Freehold

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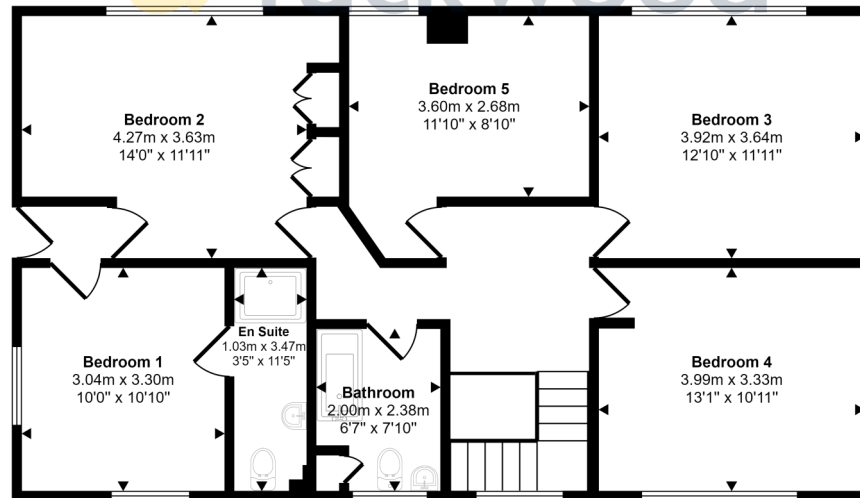
**Wilkie May**  
& **Tuckwood**

# Floor Plan

Approx Gross Internal Area  
178 sq m / 1921 sq ft



Ground Floor  
Approx 89 sq m / 953 sq ft



First Floor  
Approx 90 sq m / 967 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 large, five-bedroom detached house situated within the sought-after coastal hamlet of Blue Anchor.

Of part cavity wall, part timber frame construction, this attractive property benefits from gas fired central heating and double glazing throughout, a garage with off road parking, an en-suite to one of the bedrooms, a good-sized garden and lovely farmland views from the rear. There is also an array of solar panels on the roof which assist with electricity costs and provide an income.

There would also be potential to create an annex using the garage and the two bedrooms above subject to necessary planning permission.

Internal viewing is highly recommended to appreciate the flexible accommodation offered.

- Sought-after coastal hamlet
- 5 bedrooms one with en-suite
- Garage with parking
- Good-sized gardens
- Lovely views from the rear



Wilkie May & Tuckwood are delighted to be able to offer this large property situated within the popular hamlet of Blue Anchor.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, door to fitted wc, door into the garage and doors to the lounge and kitchen dining room. The lounge is a large room to the rear of the property with sliding doors leading to the garden and fireplace with inset wood burning stove. The kitchen dining room is a large triple aspect room with windows to the front, side and rear and door to the side. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated electric oven, space for dishwasher and island unit incorporating a hob.

To the first floor there is a large landing area with doors to four of the bedrooms and bathroom. Bedrooms 2, 3 and 5 have aspects to the rear with lovely views over open farmland

and bedroom 4 has an aspect to the front. From bedroom 2 a door opens into a lobby area with door to bedroom 1 which has an en-suite shower room. From this lobby area there is also access to an external staircase leading to the garden. Bedrooms 1 and 2 along with the garage below could be converted into an annex subject to necessary planning permission. There is also a fitted bathroom on the first floor.

Outside to the front there is a driveway providing off road parking leading to the garage. The rear garden is a particular feature of this property and is of a good size, laid to lawn and enjoying lovely views over open farmland.



### 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 gas fired central heating.

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

**Property Location:** [///beep.monkey.losses](https://beep.monkey.losses) **Council Tax Band:** E

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 78 Mbps download and 20 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 June 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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