



The Tanyard

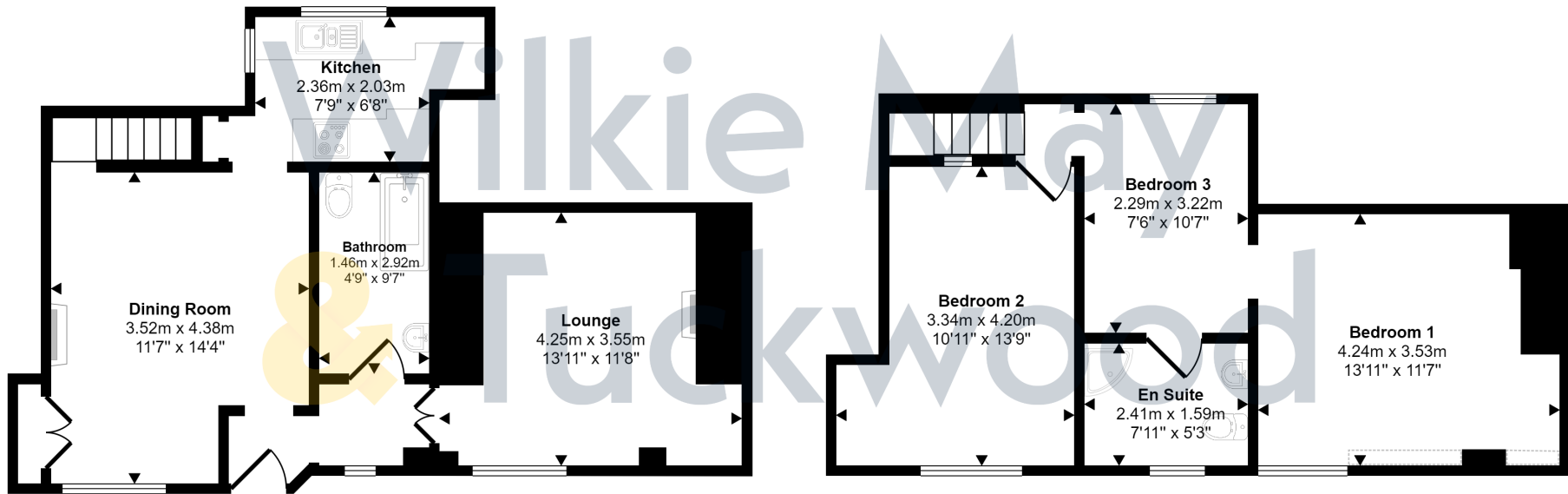
Carhampton, TA24 6NG
Price £299,950 Freehold

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Wilkie May
& Tuckwood


Floor Plan

Approx Gross Internal Area
90 sq m / 973 sq ft



Ground Floor
Approx 48 sq m / 516 sq ft

First Floor
Approx 42 sq m / 457 sq ft

 Denotes head height below 1.5m

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

An attractive two reception room, two/three bedroom cottage situated in the heart of the popular West Country village of Carhampton.

Of stone construction under a pitched roof, this delightful property retains many original features but does benefit from the modern conveniences of electric central heating and double glazing, a bathroom on the ground floor and shower room on the first, a pretty garden, a garage with off road parking and a former orchard.

- Village property
- 2/3 bedrooms
- Garage with parking
- Attractive gardens
- Retains many character features



Wilkie May & Tuckwood are delighted to be able to offer this pretty cottage situated in the heart of Carhampton.

The accommodation comprises in brief: entrance through stable front door into hallway with window to the front, open access to the dining room and doors into the lounge and ground floor bathroom. The lounge is an attractive room with window to the front and exposed beams. The dining room is a good-sized room with window to the front, feature fireplace with inset Parkray solid fuel stove, cupboard housing the hot water tank and immersion heater and stairs to the first floor. There is also access to the kitchen which is a double aspect room with windows to the rear and side and fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surround, space for slot in electric cooker with extractor hood over, space and plumbing for washing machine and slimline dishwasher and spaces for tall fridge freezer and tumble dryer. The bathroom is fitted with a three piece suite.

To the first floor there is open access to the third bedroom/study which has a window to the rear and doors to bedroom 1 and the shower room. Bedroom 1 has a window to the front, exposed beams, some restricted head height and fitted wardrobes and bedroom 2 also has an aspect to the front and exposed beams. The shower room is fitted with a three piece suite.

Outside, the property is accessed over a shared driveway. To the front there is a garden predominantly laid to lawn with flower and shrub borders and a mature plum tree. A shared driveway gives access to a private driveway providing off road parking leading to the garage which has a window to the side and personal door.

The enclosed former orchard is a particular feature of this property and is located close by and bordered by mature hedges and a fast flowing leete and enjoying attractive countryside views from the rear. There is also a summerhouse with verandah and a workshop/shed together with a useful brick built store opposite.



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 and mains drainage.

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

Property Location: [///solution.itself.shuttered](https://solution.itself.shuttered) **Council Tax Band:** B

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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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