



Pillory Cottages

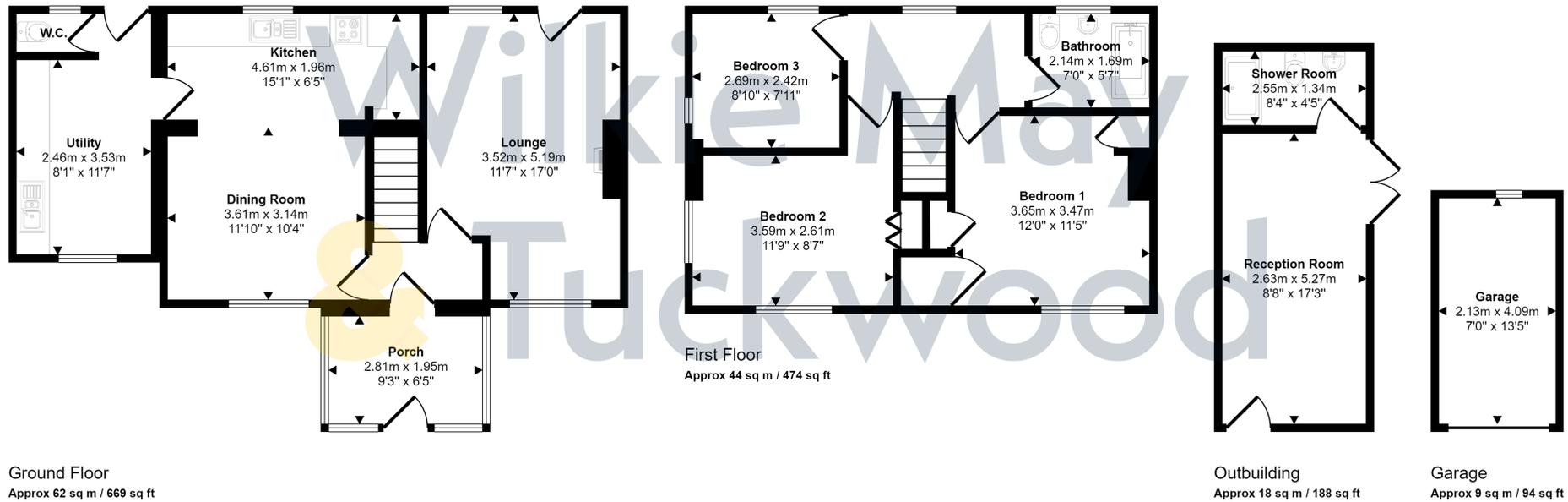
Old Cleeve, TA24 6HR
Fixed price £325,000
Freehold

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Wilkie May
& **Tuckwood**

Floor Plan

Approx Gross Internal Area
132 sq m / 1425 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

An attractive, south facing, three-bedroom semi-detached house situated within the sought-after village of Old Cleeve.

Of cavity wall construction under a pitched roof, this spacious property benefits from gas fired central heating and double glazing throughout, a utility room, downstairs wc, a good-sized outbuilding in the garden with en-suite shower room, a garage with off road parking, attractive gardens to the front and rear and lovely, far reaching coastal and countryside views.

- Village property
- 3 bedrooms
- Outbuilding with en-suite
- Garage and off road parking
- Gardens and lovely views



Wilkie May & Tuckwood are delighted to be able to offer this lovely village property.

The accommodation comprises in brief: entrance through front door into a good-sized porch with door through to the hallway which has stairs to the first floor and doors to the lounge and dining room. The lounge is a large double aspect room with windows to the front and rear, door to the rear garden and a fireplace with inset wood burning stove. The dining room has an aspect to the front and open access to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface, space for electric cooker and window overlooking the garden. A door leads through to the utility room which has a window to the front, door to the wc and door to the garden.

To the first floor there is a good-sized landing area with window to the rear and doors to the bedrooms and bathroom. Bedrooms 1

and 2 have aspects to the front and fitted wardrobes with bedroom 2 also having an aspect to the side. Bedroom 3 has windows to the side and rear affording lovely countryside views. There is also a fitted bathroom.

Outside, to the front there is a driveway providing off road parking leading to the garage which has power, light and a window to the rear. The remainder of the front garden is laid to lawn. To the rear there is a good-sized garden predominantly laid to lawn enjoying lovely views over open farmland.

There is also an outbuilding which has a large reception room, power and light and an en-suite shower room.



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, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: [///guises.tried.resources](http://guises.tried.resources) **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is limited 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: 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 July 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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