



Mill Street

Withycombe, TA24 6QD

Price £285,000 Freehold



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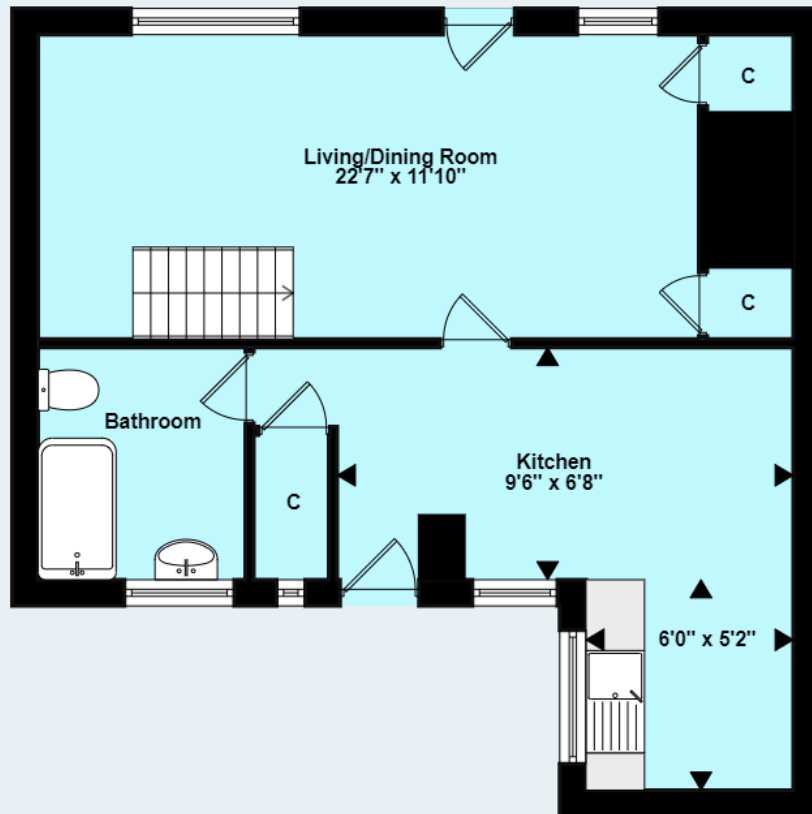
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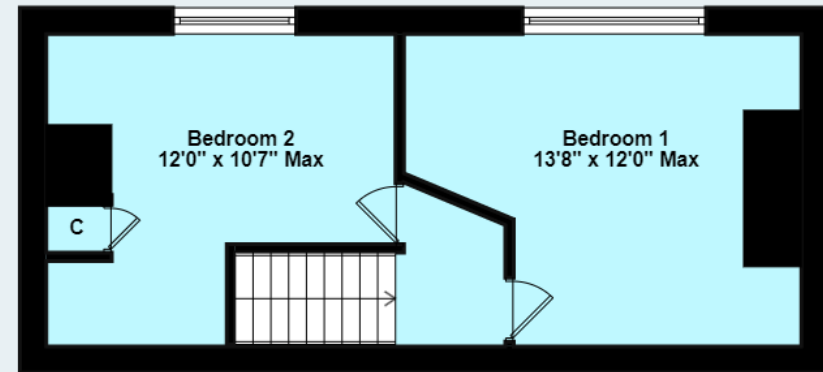
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:
824.80sqft (76.60sqm) Approx.

Description

A Pretty two double bedroom Cottage situated in the heart of the sought after Exmoor National Park village of Withycombe with inglenook fireplace, exposed beams and lovely garden. Internal viewing is highly recommended to appreciate the accommodation offered.

The cottage has recently undergone improvements including new windows and doors, a new consumer unit, newly insulated loft space, and fresh decoration throughout.

- Terraced
- 2 bedrooms
- Attractive garden
- Popular village location
- Exmoor National Park



THE ACCOMMODATION COMPRISES IN BRIEF: BATHROOM; with fitted suite and window to the rear. entrance through front door into,

LOUNGE/DINING ROOM; lovely, large room with two windows to the front, one with a window seat, inglenook fireplace with inset wood burning stove, attractive display cupboards either side of the fireplace, exposed ceiling beams, stairs to the first floor with understairs cupboard and timber door to,

KITCHEN; L-shaped room fitted with a range of wall and base units, oil fired Rayburn, space for slot-in cooker, space and plumbing for washing machine, space for tall fridge freezer, two windows to the rear, door to the garden and door to,

FIRST FLOOR LANDING; with doors to,

BEDROOMS; both bedrooms have aspects to the front with bedroom one having loft access and bedroom two having a built-in storage cupboard and airing cupboard.

OUTSIDE; immediately outside the back door there is a small patio area with path leading to the garden which is predominantly laid to lawn with flower borders, a greenhouse and pedestrian gate to Mill Street.



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, oil fired central heating.

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

Property Location: w3w.co/staked.heeding.describes **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 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

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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.