



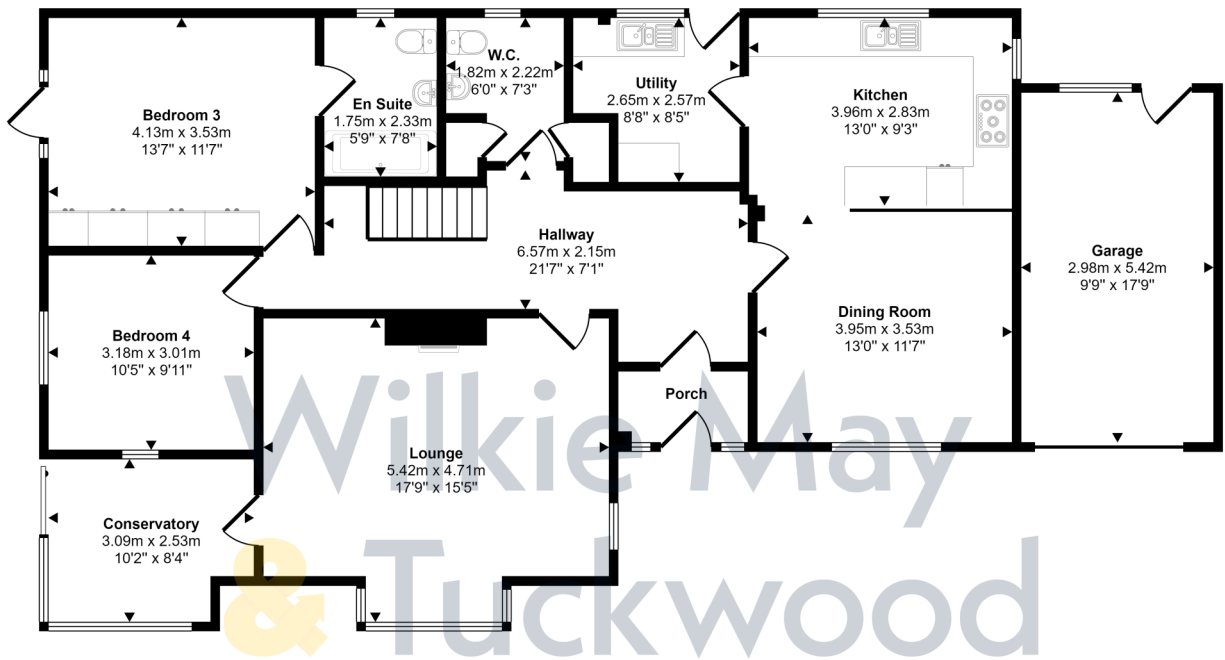
**The Court, Park Lane**  
 Carhampton, TA24 6NL  
 Price £595,000 Freehold



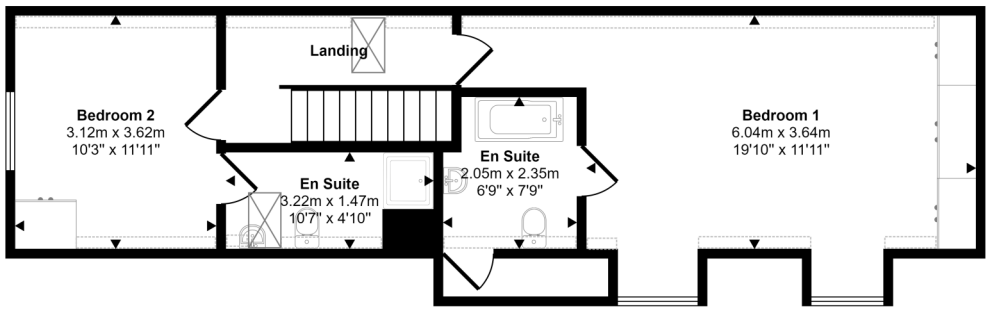
**Wilkie May  
 & Tuckwood**

# Floor Plan

Approx Gross Internal Area  
194 sq m / 2084 sq ft



Ground Floor  
Approx 136 sq m / 1462 sq ft



First Floor  
Approx 58 sq m / 622 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

A most attractive four-bedroom detached chalet bungalow located in the heart of the sought-after West Country village of Carhampton.

Of cavity wall construction under a pitched roof, this lovely property benefits from oil fired central heating and double glazing throughout, en-suite facilities to three of the bedrooms, a utility room, conservatory, integral garage with off road parking, delightful gardens and lovely views from the first floor over the surrounding countryside.

**Internal viewing is highly recommended to appreciate the spacious accommodation offered.**

- Popular village location
- 4 bedrooms, 3 with en-suite
- Integral garage with parking
- Delightful gardens
- Lovely views



Wilkie May & Tuckwood are delighted to be able to offer this very attractive chalet bungalow.

The accommodation comprises in brief: entrance through front door into porch with door into the spacious hallway with stairs to the first floor and doors to principal rooms. There is also a cloakroom with two storage cupboards. This room used to be a shower room and could easily be converted back if so desired.

The lounge is a lovely, double aspect room with box bay window to the front and window to the side. There is also a feature fireplace with inset wood burning stove. A door leads through to the conservatory which is glazed on two sides and has sliding doors opening to the garden. The kitchen dining room is a large double aspect room with windows to the front and rear. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into wooden work surface with tiled surrounds, integrated double oven and integrated five ring induction hob with extractor hood over. A door leads through to

The fitted utility room, which includes plumbing for a washing machine, sink and has a window to the rear and door to the garden.



Two of the bedrooms are also on the ground floor. The first is a lovely room with door opening to the garden, fitted with a range of wardrobes and benefiting from an en-suite shower room. Bedroom four also overlooks the garden.

To the first floor there is a landing area with Velux window and doors to the two remaining bedrooms. Bedroom one is a large room with two windows to the front, fitted wardrobes and door to an en-suite bathroom fitted with three-piece suite with shower over the bath, and large walk-in eaves storage. Bedroom two has a window to the side overlooking the garden, has fitted wardrobes and an en-suite shower room with Velux window. Both first floor bedrooms have some minimal restricted head height.

Outside, a driveway provides off-road parking and leads to the integral garage. The gardens are a particular feature of the property- predominantly laid to lawn with established garden and hedging boundaries, offering a high degree of seclusion. To the rear, there are several seating areas, an attractive summerhouse, a cedar greenhouse, beautiful raised beds, and a useful garden shed.



### 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:** [///wasps.twisting.helper](https://wasps.twisting.helper)

**Council Tax Band:** F

**Broadband and mobile coverage:** We understand that there is good 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

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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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