



## Great House Street

Timberscombe, TA24 7TQ

Price £380,000 Freehold



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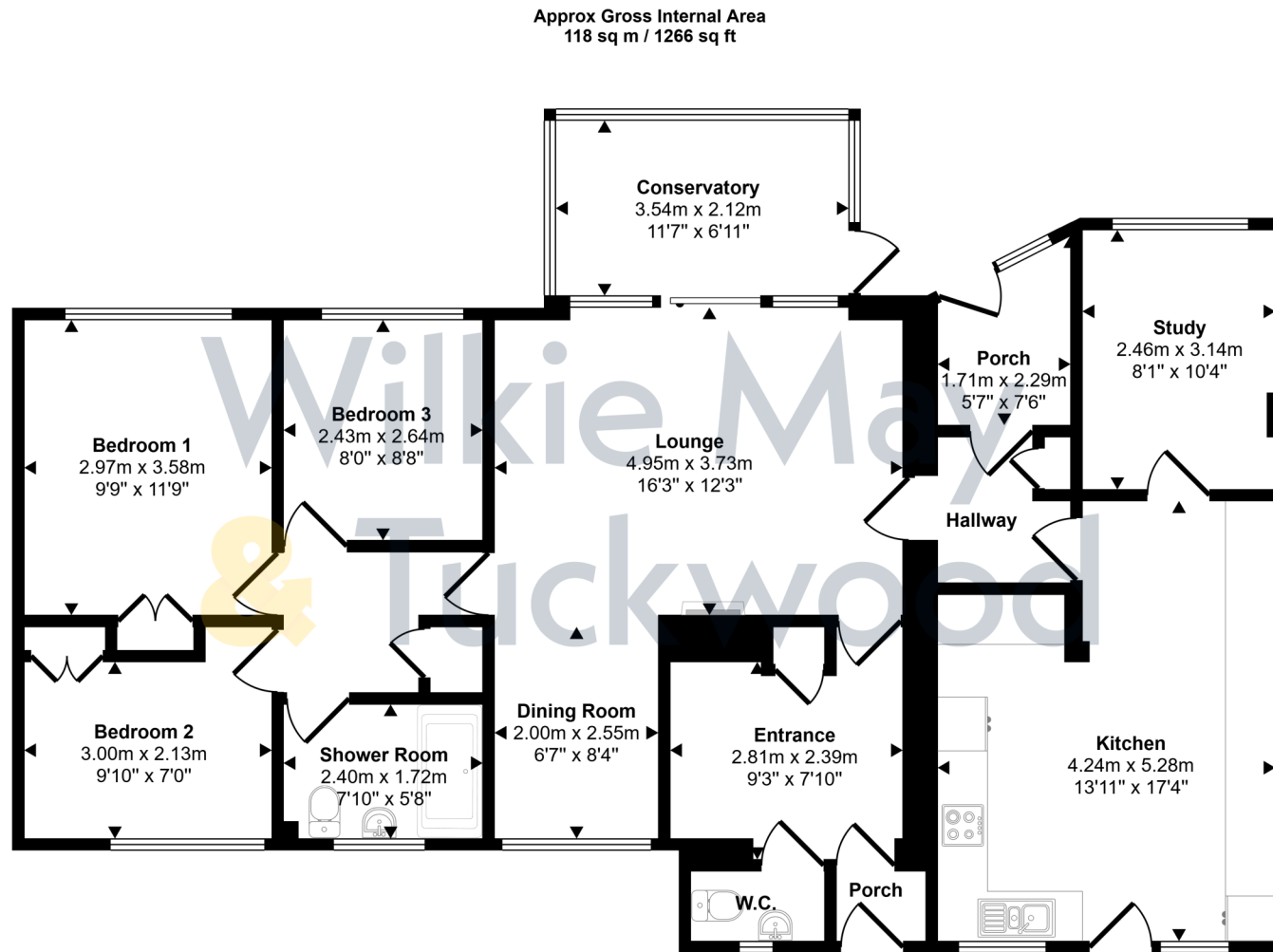
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**Wilkie May  
& Tuckwood**

# Floor Plan



Floorplan

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 three-bedroom detached bungalow located in a tucked away position in the heart of the sought-after Exmoor National Park village of Timberscombe, offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, the property benefits from double glazing throughout, electric storage heating, a conservatory, cloakroom, off road parking and attractive gardens.

**AGENTS NOTES:** The property is accessed from Great House Street over a shared driveway.

The pond abutting the rear of the property belongs to and is the responsibility of the owners of the property known as Rowan Cottage.

- Tucked away village location
- 3 Bedrooms
- Off road parking
- Attractive gardens
- NO ONWARD CHAIN



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

The accommodation comprises in brief: entrance through front door into porch with further door through to the entrance hall which has a storage cupboard, door to the fitted cloakroom and door through to the lounge. This is a large, double aspect room with feature fireplace, sliding door to the conservatory and window to the front. Doors on either side of the lounge open to internal hallways providing access to the remaining accommodation.

The first internal hallway has a storage cupboard and doors to the kitchen and a rear porch with door out to the garden. The kitchen is a large room fitted with an extensive range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated hob with extractor hood over, integrated double oven,



space and plumbing for a washing machine and dishwasher and space for a tall fridge and freezer. There are also two windows to the front and door to the front of the property. To the rear of the kitchen, a door opens to a study with window overlooking the garden.

The other internal hallway also has an airing and storage cupboard and doors to the three bedrooms and the fitted shower room. Bedrooms one and three have aspects to the rear overlooking the garden and bedroom two has an aspect to the front.

Outside, the property is approached over the shared driveway via a five bar wooden gate leading to a parking area and a large storage shed. To the rear of the property there is a pretty garden, predominantly laid to lawn with patio area, greenhouse, flower beds and side access with the rear of the garden overlooking the pond belonging to Rowan Cottage.



### 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:** **///protest/leopard/quote** **Council Tax Band:** D

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