



Brompton Regis

Dulverton, TA22 9NW

Price £325,000 Freehold



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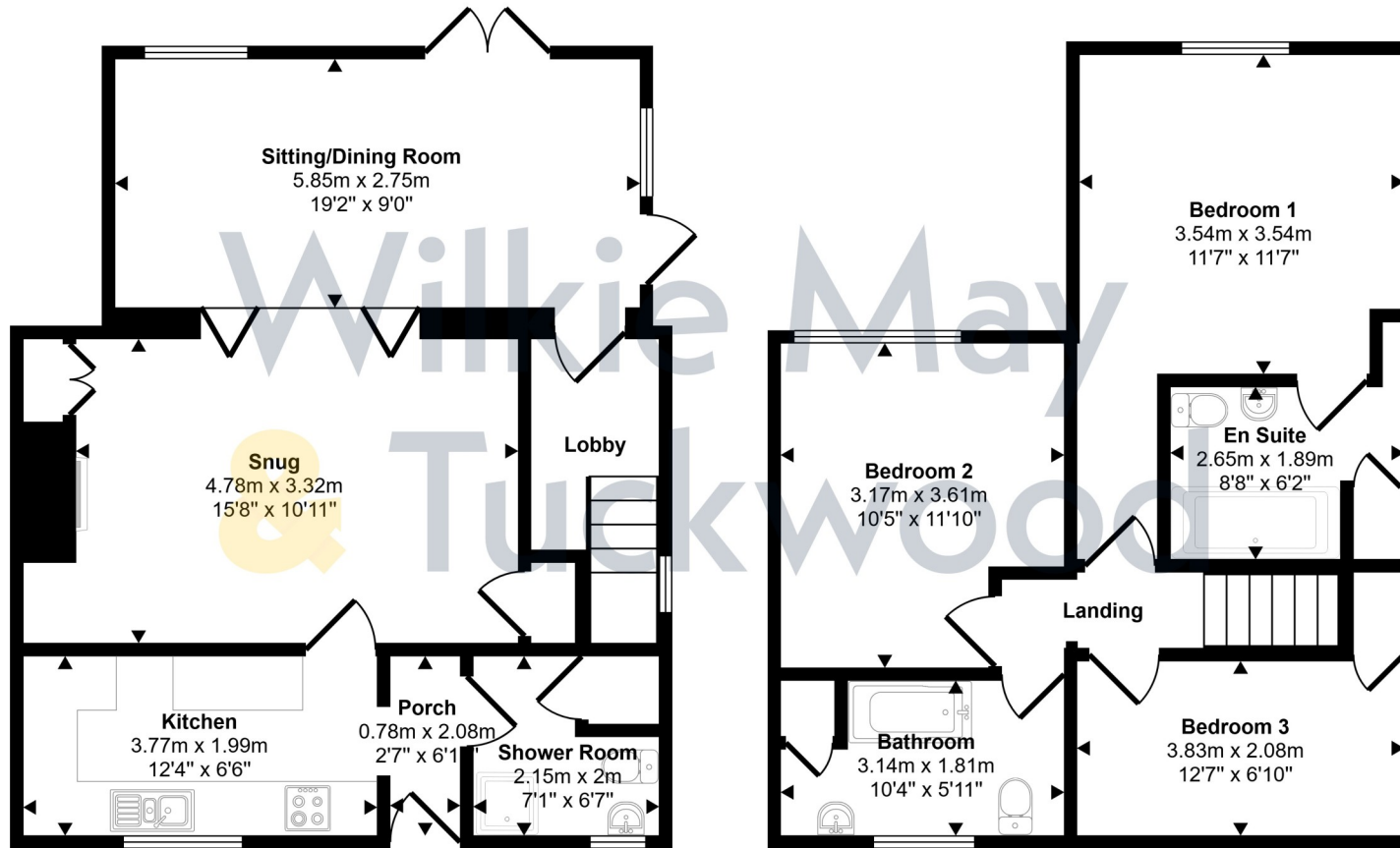
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EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
108 sq m / 1161 sq ft



Ground Floor

Approx 58 sq m / 622 sq ft

First Floor

Approx 50 sq m / 539 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 extended two reception room, three-bedroom semi-detached house situated within the popular village of Brompton Regis.

Of part cavity wall and part timber framed construction, this spacious property benefits from oil fired central heating and double glazing throughout, a ground floor shower room, first floor bathroom and en-suite to the master bedroom, a detached garage with off road parking, a large garden and lovely views from the rear over the surrounding countryside towards Haddon Hill.

- Popular village location
- 3 bedrooms one with en-suite
- Garage with off road parking
- Large rear garden
- Lovely views from the rear



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

The accommodation comprises in brief: entrance through front door into a porch with door to the ground floor shower room and access to the kitchen.

The shower room is fitted with a three piece suite with window to the front and storage cupboard, which houses the central heating boiler.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated appliances to include double oven and hob with extractor hood over. There is also space and plumbing for a dishwasher and washing machine.

From the kitchen, a door opens into a good-sized snug with feature fireplace incorporating a wood burning stove, two storage cupboards and bi-folding doors into the sitting/dining room. This is a lovely, light room with glazed door and window to the side, window to the front and French doors



opening out to the garden. A door also leads through to a hallway with stairs to the first floor.

To the first floor there is a landing area with doors to the bedrooms and bathroom. The master bedroom has an aspect to the rear with lovely views over the surrounding countryside and door to a fitted en-suite shower room. Bedroom two also has an aspect to the rear with lovely views and bedroom three has an aspect to the side. The bathroom is fitted with a modern three piece suite including a whirlpool bath and has a window to the front and storage cupboard.

Outside to the front, the property is approached over a driveway providing off road parking for several vehicles and giving access to the detached garage; which is currently divided into two areas (Approx. 20' x 13'). To the rear there is a large garden, predominately laid to lawn with two sheds and lovely views over the surrounding countryside.



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: [///novelists.toys.gains](http://novelists.toys.gains) **Council Tax Band:** B

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



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