



Wilkie May
& Tuckwood

Vicarage Road

Carhampton, TA24 6NR
Price £325,000 Freehold



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Floor Plan

Approx Gross Internal Area
85 sq m / 920 sq ft



Ground Floor
Approx 52 sq m / 564 sq ft

First Floor
Approx 33 sq m / 355 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

A most attractive, extended, three-bedroom semi-detached house situated within the popular village of Carhampton.

This lovely property benefits from double glazing throughout, a cloakroom, large level gardens to the front and rear, a garage accessed from a rear service lane and lovely views from the rear over Eastbury Hill and surrounding farmland.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Popular village location
- 3 bedrooms
- Modern kitchen and bathroom
- Large gardens
- Garage



Wilkie May & Tuckwood are delighted to be able to offer this very attractive semi-detached village property.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, cloakroom and doors into the lounge and kitchen.

The lounge is an attractive room to the front of the property overlooking the large front garden. The dining room is a lovely, large room to the rear with French doors to the garden and open access to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated eye level double oven, integrated hob with extractor hood over, space for a tall fridge freezer and windows to the rear and side.

To the first floor there is a landing area with doors to the bedrooms and bathroom. Bedroom one has an aspect to the front with views over the garden to the village beyond. Bedroom two has an aspect to the rear with lovely views toward Eastbury Hill and the

surrounding farmland and Bedroom three also has an aspect to the rear. The shower room is fitted with a modern suite.

Outside, to the front there is a large area of garden laid to lawn with a pathway leading to the front door. There is access around the side of the property to the rear garden which is also of a good size and laid to lawn with flower and shrub borders and pedestrian access to the semi-detached garage which also has windows to the rear and side and is accessed from a private lane to the rear.





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 electric storage heating.

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

Property Location: ~~///fully.increased.zealous~~ **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is likely 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

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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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