



Willow Cottage,

Sampford Brett, TA4 4JU

Guide Price £450,000

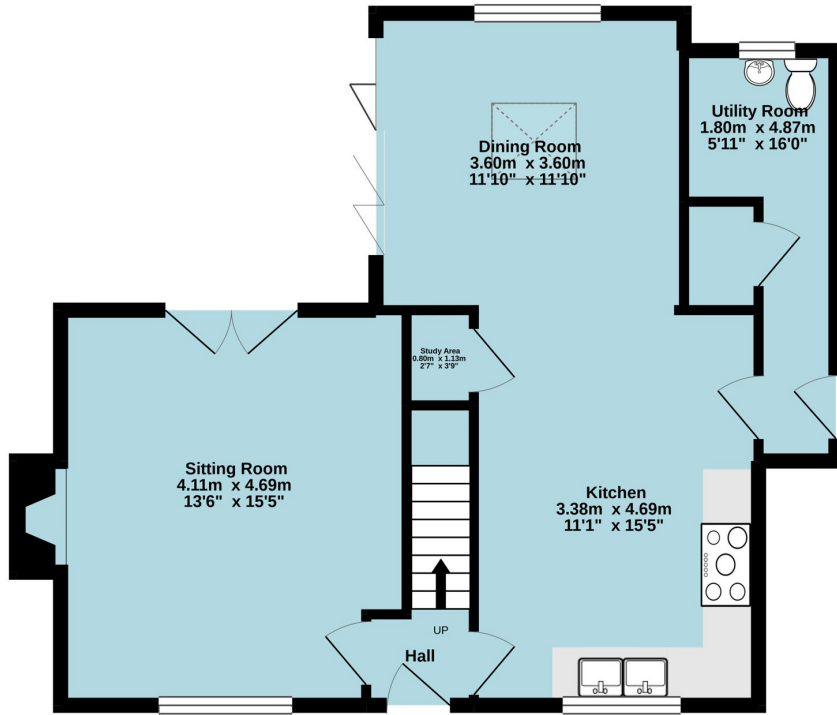
Freehold

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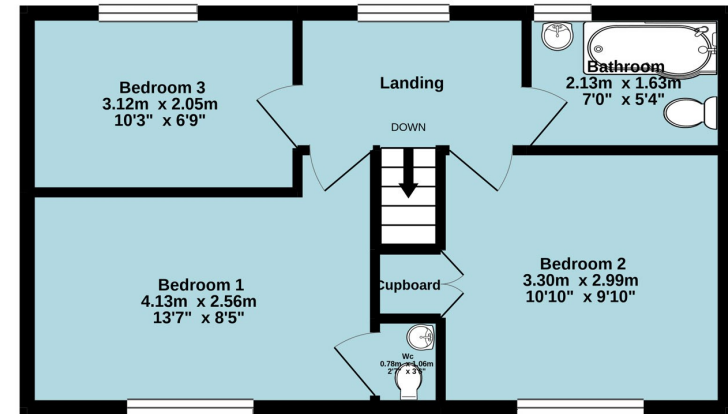
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor
59.1 sq.m. (636 sq.ft.) approx.



1st Floor
38.9 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA : 98.0 sq.m. (1054 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

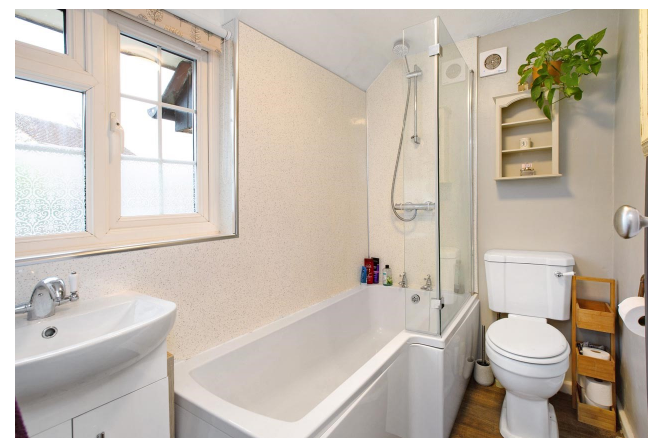
An extremely well presented and recently extended 3 bedroom detached family home situated in the sought after village of Sampford Brett with views to the Quantock Hills.

- Detached Cottage
- 3 Bedrooms
- Recently Extended
- Popular Village Location
- Views to The Quantock Hills

THE ACCOMMODATION COMPRISES IN BRIEF: This 3 bedroom detached family home is of traditional brick construction under a tiled roof and has been the subject of a comprehensive renovation programme over the last 2 years. The property has been extended to create a large open plan kitchen/dining area with lantern roof, had a new kitchen, redecoration throughout, and benefits from oil fired central heating, uPVC double glazing, off road parking, cottage style rear gardens and an insulated home office/workshop.

In brief the property comprises; Composite door into; Entrance Hall with doors to all principle rooms and stairs rising to the first floor; Kitchen/Dining Room with a range of wall and base units under a squared edge solid oak surface, double ceramic sink with mixer tap over, integrated Dishwasher, Extraction hood, space for range cooker, space for tall fridge/freezer, double aspect view, bi-fold doors leading out to the patio seating area, Cupboard with space for chest freezer and storage, Door into; Utility Room with an external door leading to the side of the property, space and plumbing for washing machine, space for tumble dryer over, low level WC, wash basin, Grant oil fired boiler and cupboard housing Megaflo hot water cylinder; Sitting Room; with aspect to the front and rear, uPVC French doors leading out to the rear patio, Woodwarm log burner inset into chimney breast with a tiled and brick surround, wooden mantel over, TV point.

To the First Floor: Landing with hatch to loft space; Bedroom 1 with an aspect to the front and built in wardrobe; Bedroom 2 with an aspect to the front and over stairs storage cupboard; Bedroom 3 with an aspect to the rear; Family Bathroom with low level WC, wash basin inset into vanity unit with mixer tap over, L shaped bath with shower over and heated towel rail.



OUTSIDE: The property is accessed over the newly laid Tarmacadam driveway with leads to the home office/workshop which is well insulated and has power and lighting. There is a small gravelled seating area to the front and to the rear of the property there is a patio area, and a winding pathway that leads up the garden taking in the pond and lawn with flower and shrub borders giving a cottage style feel. From the garden, far reaching views can be enjoyed to the Quantock Hills. There are also an additional two sheds.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, oil fired central heating.

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

Council Tax Band: D

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

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared July 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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.



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