



Rosemary Cottage,

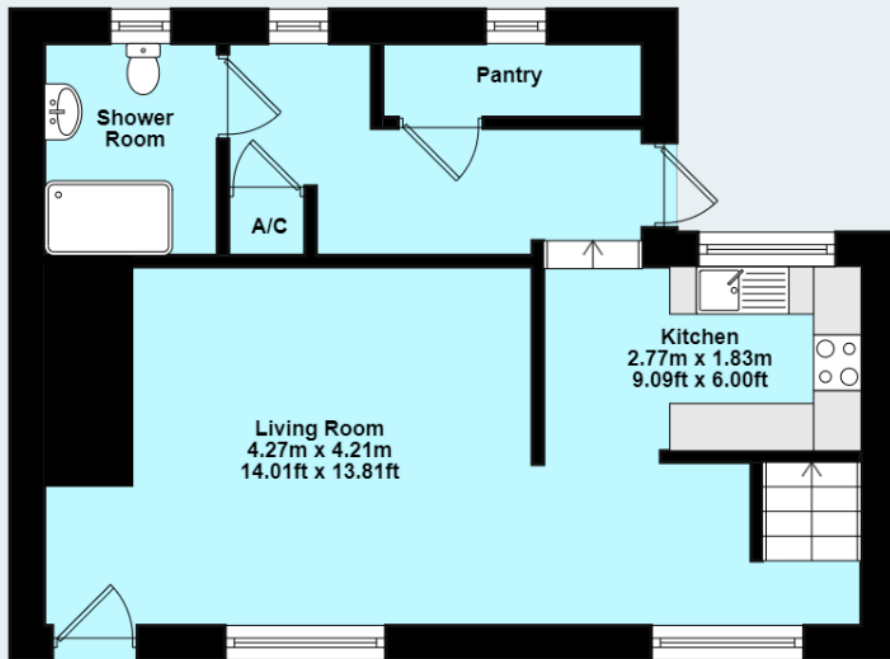
Torre, TA23 0LA
Guide Price £318,500
Freehold

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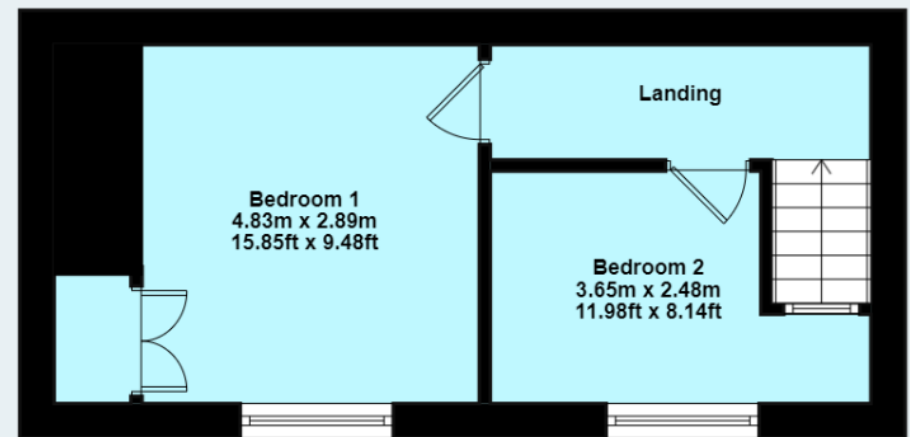
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:
68.47sqm (737.01sqft) Approx.

Description

A well maintained and beautifully presented two bedroom terraced cottage with South facing gardens and off road parking – No Onward Chain.

- No Onward Chain
- Character Cottage
- Timber Framed Double Glazing
- Night Storage & Electric Panel Heating
- South Facing Garden

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a two bedroom terraced cottage (one of four) located in the small hamlet of Torre on the edge of Washford within easy reach of The Exmoor National Park, Quantock Hills and Brendon Hills. The property has been recently used as an Airbnb and the contents of the property are available with the purchase if desired, but the cottage would also equally make a perfect second home or permanent residence. The cottage is of stone construction with rendered elevations under a tiled roof with the benefit of timber framed double glazing and a mix of both night storage heating and electric panel heating.

The accommodation in brief comprises; door into Sitting Room/Dining Room; with aspect to front, multi fuel burner inset into inglenook fireplace with tiled hearth, stone surrounds and oak beam over, telephone point, TV point, exposed ceiling beams, stairs rising to first floor. Door into Kitchen; aspect to rear, range of fitted kitchen cupboards and drawers under a rolled edge worktop with inset 1 ½ bowl sink and drainer, mixer tap over, tiled splashback, fitted electric AEG oven with four ring hob and extractor hood over. Steps up to the rear hall/Utility; with space and plumbing for washing machine, space for tall fridge-freezer, airing cupboard with modern Megaflo hot water cylinder with immersion switch, door into walk in larder cupboard, stable door to rear garden. Door into ground floor Shower Room; with ceramic tiled floor, large walk in shower cubicle with Multipanel surrounds, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail.

Stairs to first floor landing. Door into Bedroom 1; aspect to front, built in double wardrobe. Bedroom 2; aspect to front.



OUTSIDE: The property has a small front garden laid to lawn with a wood store, coal store and planted borders. To the rear, there is a sunny south west facing terrace/patio area with a timber shed and steps leading to the main garden which is laid to lawn and includes a good sized summerhouse. From the garden, far reaching views can be enjoyed to the Brendon Hills and to the surrounding farmland. A little further down the road approximately 30 yards, there is off road parking for 3/4 vehicles.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage, night storage & electric panel heating.

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

Council Tax Band: C

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 August 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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