



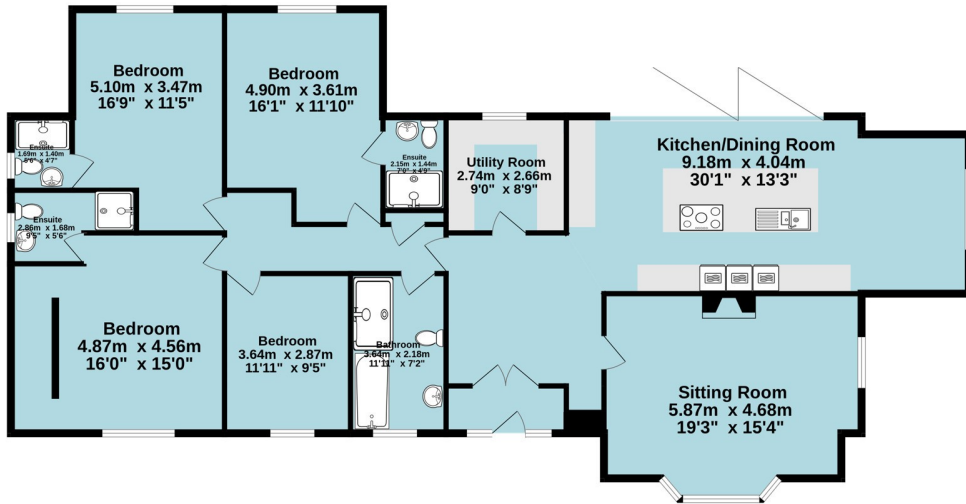
Hilltop Lane,
Kilve, TA5 1SR
£750,000 Freehold

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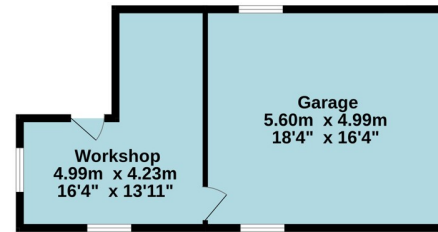
**Wilkie May
& Tuckwood**

Floor Plan

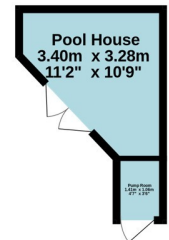
Ground Floor
182.9 sq.m. (1959 sq.ft.) approx.



Garage/Workshop
43.6 sq.m. (470 sq.ft.) approx.



Pool House
10.0 sq.m. (108 sq.ft.) approx.



TOTAL FLOOR AREA : 236.6 sq.m. (2546 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

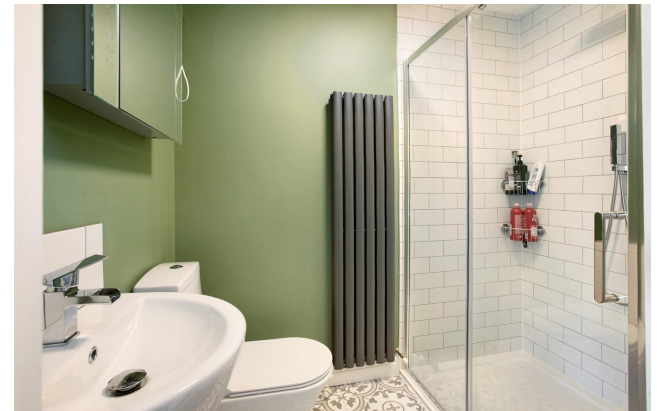
A stunning detached four bedroom, four bathroom bungalow within easy reach of the Quantock Hills, with a heated swimming pool and double Garage.

- 4 Bedrooms
- 4 Bathrooms
- Recently Refurbished Throughout
- Sought After Location
- Garage & Off Road Parking

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a detached bungalow of traditional brick and block construction with part rendered elevations under a tiled roof with the benefit of full uPVC double glazing and oil-fired central heating. The property has been the subject of a comprehensive and meticulous refurbishment by the current owners over the past 2 years, and now provides modern and tastefully presented four bedroomed accommodation, together with 4 bathrooms, generous gardens and a double Garage. The owners have re-wired the property, installed new uPVC windows, a new kitchen, utility room, under floor heating (in part), oak internal doors, and a heated swimming pool with bar room.

The accommodation in brief comprises; Glazed composite door, with glazed side panels into Entrance Porch; porcelain tiled floor, large Entrance Hall with vaulted ceiling, two x Velux windows, wood effect laminate flooring, opening into the Kitchen/Dining room with double aspect view, porcelain tiled floor, country living kitchen comprising an excellent range of dual coloured shaker style cupboards and drawers under composite granite effect worktops with inset 1½ bowl sink and drainer, mixer tap over, three eye level electric Neff ovens with warming tray and microwave oven, 5 ring induction hob, integrated full sized fridge, integrated full sized freezer, integrated dish washer, bi-folding doors to the patio/terrace. Sitting Room; with double aspect, wood effect laminate flooring, wood burner inset into chimney breast with slate hearth and slate slit tiled elevations. Utility room; with aspect to rear; with wood effect laminate flooring, kitchen units to match main kitchen, marble effect laminate rolled edge work tops, integrated fridge/freezer, integrated washing machine, space for tumble dryer. Rear Hall; with shallow storage cupboard. Bedroom One; with aspect to rear, overlooking the neighbouring paddocks, door into En-suite

Shower Room; with tiled floor, shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail, shaver point. Bedroom Two; with aspect to front, with walk around dressing room with comprehensive shelving, door into En-suite Shower Room; with tiled floor, shower cubicle with multi panel surround, rainfall thermostatic mixer shower over, low level WC, pedestal wash basin, shaver point, heated towel rail. Bedroom Three; with aspect to rear with En-suite Shower Room; comprising shower cubicle with mixer thermostatic shower over, low level WC, tiled floor, wash basin, heated towel rail, shaver point. Bedroom Four; with aspect to front, hatch to loft space with ladder. Family Bathroom; tiled floor, shower cubicle with tiled surround and rainfall thermostatic mixer shower over, low level WC, pedestal wash basin, panelled bath with inset TV unit, thermostatic mixer shower attachment over the bath, tiled surround, heated towel rail, shaver point.



OUTSIDE: The property is approached over a blocked paved driveway leading to the double Garage with up and over door and personal door to garden, power and lighting. The bungalow benefits from over 90 square meters of warp around porcelain tiles and incorporates a 24 foot x 12 foot swimming pool with solar heated cover. The remainder of the garden is laid to lawn and enclosed with hedge boundaries with delightful views over the surrounding paddocks. There is also a pool room with bar, and adjacent treatment plant room to one end housing a grant oil fired boiler for heating the swimming pool.



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: E

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.



Tel: 01984 634793
35 Swain Street, Watchet, Somerset, TA23 0AE

