

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



INKBERROW

West Quantoxhead, Taunton, TA4 4EA



A unique three bedroom, two en-suite detached bungalow, situated at the foot of the Quantock Hills, with both inland and sea views.

The property comprises a detached bungalow of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, oil fired central heating and under floor heating. The bungalow occupies a private and generous plot enjoying 180 degree views and easy access to the Quantock Hills, an Area Of Outstanding Natural Beauty. The accommodation has been greatly improved by the current owners and viewings are strongly advised to appreciate.

ACCOMMODATION



The accommodation in brief comprises; door into **Entrance Hall**; wood effect laminate flooring, oak wooden worktop with space and plumbing for a washing machine, space for a tumble dryer. Door into **WC**; with wood effect laminate flooring, low level WC, wash hand basin. Door from the hallway into the large open plan **Kitchen/Dining Room**; double aspect, wood effect laminate flooring, oil fired aga for central heating and hot water, electric range oven adjacent (available by separate negotiation), range of cream shaker style cupboards and drawers under a wooden worktop with inset sink and drainer, mixer tap over, integrated

dishwasher, space for under counter fridge. **Dining Room**; with double aspect, views to the Brendon Hills, woodburner inset into chimney breast, wooden surround and slate hearth. **Living Room**; with oak ceiling beams, patio doors to the garden, again with views to the Brendon Hills, Bristol Channel to Minehead. **Rear Hallway**; with airing cupboard housing large stainless steel cylinder with immersion switch, hatch to roof space, pine ladder. **En-Suite Bedroom One**; with bay window, double aspect, far reaching views, walk in **Dressing Room**; with extensive range of fitted shelving and rails, door into



En-Suite Shower Room; with large shower cubicle, tiled surround, thermostatic mixer shower over, low level WC, wash hand basin, heated towel rail. **En-Suite Bedroom 2;** aspect to rear, door into En-Suite Shower Room; shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, wash basin into vanity cupboard. **Bedroom 3;** aspect to rear; built in wardrobe. **Family Bathroom;** with white suite comprising panelled bath, tiled surround, mixer shower attachment over, low level Wc, wash basin.





OUTSIDE

The bungalow has off road parking for three vehicles. Pedestrian gated access leads to the private gently sloping gardens laid mainly to lawn with established hedged boundaries. The gardens again enjoy lovely views, and incorporate a paved seating terrace, a summerhouse with seating area, a small workshop, a greenhouse and two timber sheds.



ACCOMMODATION

Entrance Hall

WC

Kitchen/Dining Room

Dining Room

Living Room

Rear Hallway

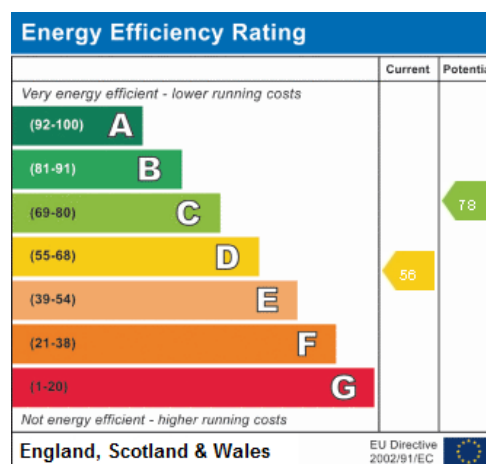
En-Suite Bedroom 1

En-Suite Bedroom 2

Bedroom 3

Family Bathroom

Gardens & Parking



GENERAL REMARKS AND STIPULATIONS

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water, electricity and drainage are connected. Oil fired central heating.

Council Tax Band: F

Parking: There is off road parking for 3 vehicles at this property.

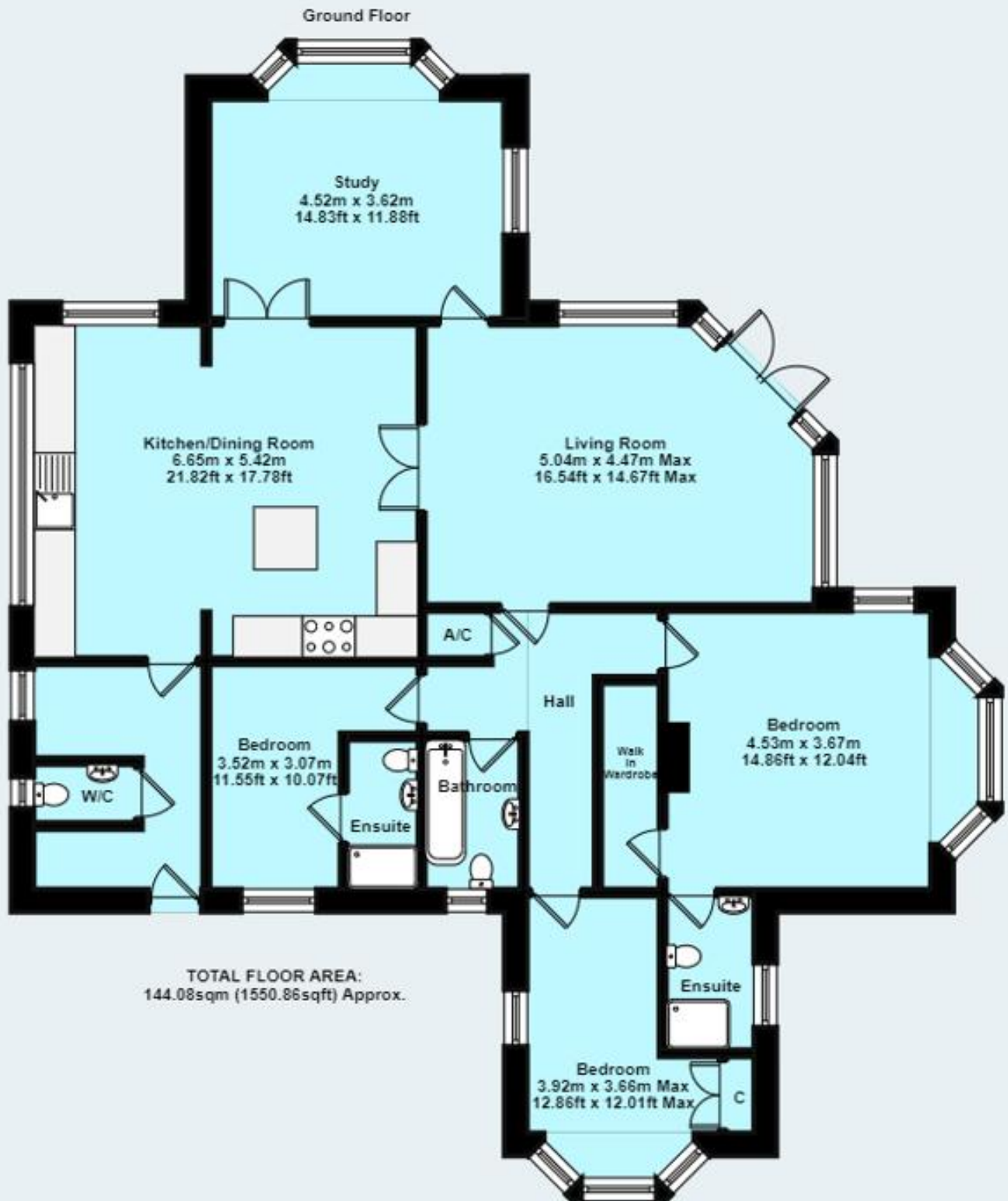
Agents Note: We understand the solar and solar thermal panels are owned outright by our clients and they receive a feed in tariff, details of which can be obtained from the sole selling agent.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

FLOORPLAN



INKBERROW

West Quantoxhead, Taunton, TA4 4EA

GUIDE PRICE: £620,000



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 June 2024.

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. 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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