



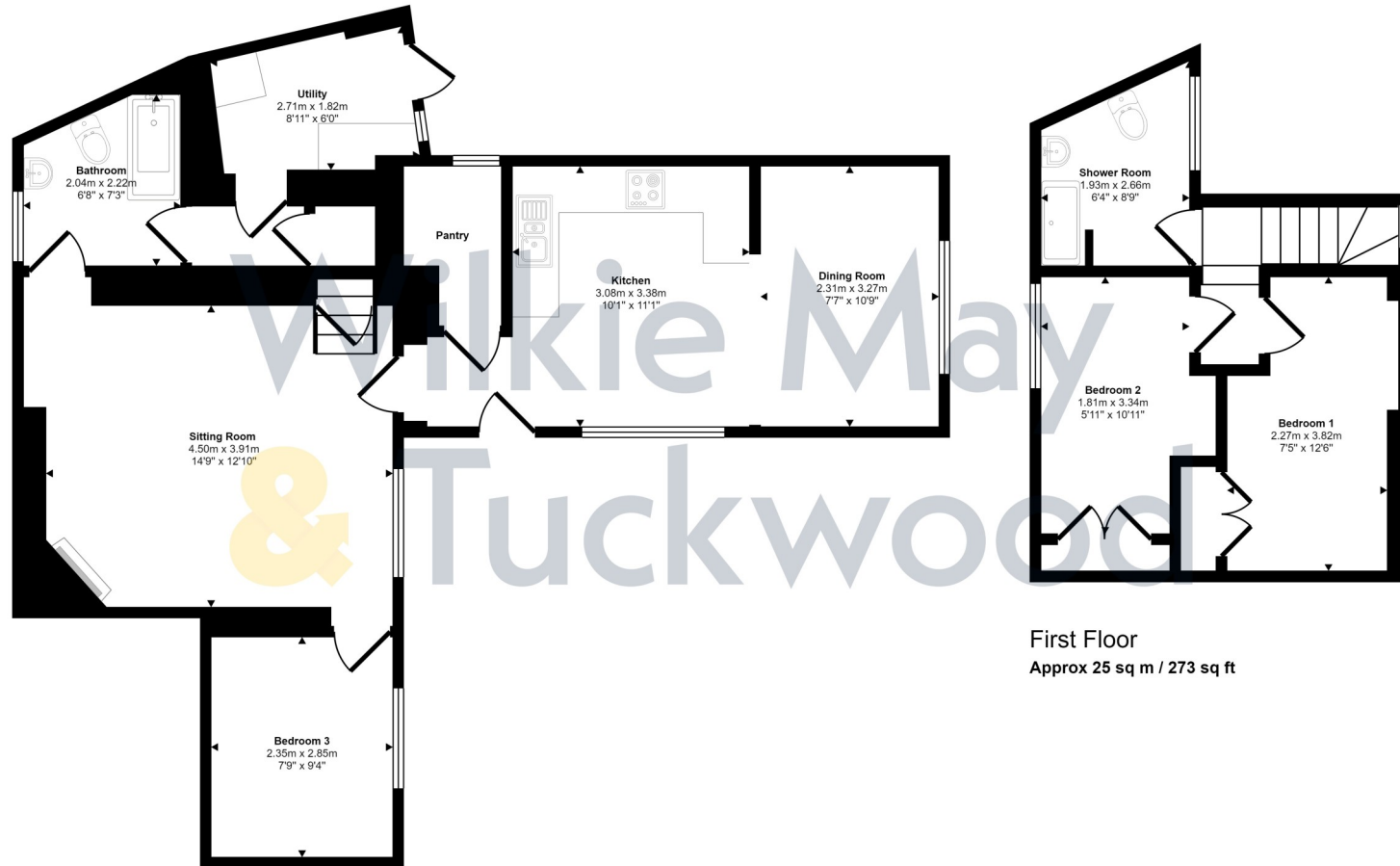
White Horse Cottages,
Washford TA23 0JZ.
Guide Price £325,000

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
90 sq m / 965 sq ft



Ground Floor
Approx 64 sq m / 692 sq ft

First Floor
Approx 25 sq m / 273 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 recently redecorated and well presented three bedroom end of terrace cottage, with No Onward Chain that would make a comfortable home or letting investment.

- End Of Terrace
- 3 Bedrooms
- Popular Location
- Workshop and Summerhouse
- No Onward Chain

The property comprises an end of terrace cottage of traditional stone construction under a tiled roof with the benefit of uPVC double glazing and oil-fired central heating, situated in a favoured part of the popular village of Washford. The cottage has recently been redecorated and has a 14ft Home Office/Summerhouse and a 21ft Workshop together with off road parking for 3 vehicles.

The accommodation in brief comprises; part glazed uPVC door into Kitchen/Dining Room; tiled and wooden laminate flooring, double aspect view, cream fitted kitchen comprising a range of cupboards and drawers under a rolled edge worktop with tiled splashback and inset stainless steel sink and drainer, mixer tap over, fitted electric oven with a four ring gas hob (propane) and extractor fan over, ample room for a dining table, walk in pantry. Sitting Room; with aspect to front, wood effect laminate flooring, multifuel burner inset into chimney breast, with slate tiled hearth, and reclaimed oak beam over, sandstone pillars, door into Ground Floor Bedroom; with aspect to front, wood effect laminate flooring. Ground Floor Bathroom; with tiled floor and walls, white suite comprising a paneled bath with thermostatic mixer shower over, low level WC, pedestal wash basin, door into rear hall with tiled floor, under stairs cupboard. Utility Room; with door to front, tiled floors, white floor and wall cupboards under a granite effect worktop with floor standing Grant oil fired boiler for central heating and hot water, space and plumbing for a washing machine. First Floor landing; door into Bedroom 1; with aspect to front, wood effect laminate flooring, built in wardrobe. Bedroom 2; aspect to rear, wood effect laminate flooring, built in wardrobe. Shower Room; with tiled floor and a white suite comprising a shower cubicle with electric shower over, low level WC, pedestal wash basin.



OUTSIDE: The property is approached through a five bar timber gate which leads to the driveway with off road parking for 3 vehicles. Adjacent to the driveway is 21ft x 10ft workshop with power. A personal gate from the driveway leads to the landscaped gardens that are laid to paving and gravel and include a woodstore and greenhouse. A few shallow steps lead to the Home Office/Summerhouse with paved seating area in front. The Summerhouse measure 14ft x 9ft and has power with an adjacent garden store.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage.

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

Council Tax Band: B

Parking: There is off road parking at this property.

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

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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.