

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



POSTBOX COTTAGE

Willet, Lydeard St. Lawrence, Taunton, TA4 3QB

GUIDE PRICE £599,950



A detached three bedroom cottage, situated in a rural location with well presented and upgraded accommodation.

The property comprises a detached cottage situated in the small and idyllic rural hamlet of Willett, Lydeard St Lawrence. The property has been lovingly and carefully upgraded by the current occupiers, with a new roof being installed, a new Bathroom and Kitchen, replacement of the majority of the windows with hardwood double glazed units and a new heating system. The property offers a chance for a new owner to be living in a peaceful location, yet within easy driving distance of the nearby villages of Stogumber and Williton and the county town of Taunton which is around 20 minutes away.

ACCOMMODATION



The accommodation in brief comprises;
Door into large **Entrance Porch** - with space and plumbing for a washing machine, space and plumbing for a dishwasher, fitted storage cupboards over, part glazed door into **Kitchen/Dining Room** - with a double aspect, range of fitted coloured cupboards and drawers under a quartz worktop with inset ceramic sink and double drainer, fitted electric AGA (for cooking only) with tiled splashback and reclaimed oak beam over, recessed pantry cupboard, oak ceiling beams, ample room for a large dining table, stairs leading to Bedroom 2, door leading to **Entrance**

Hall - with a lovely period front door, door into **Downstairs WC** - low level WC, pedestal washbasin. **Sitting Room** - with double aspect, ceiling beams, large inglenook fireplace with two bread ovens, inset multifuel burner with brick and stone surrounds and a large oak beam over, under stairs storage cupboard with stairs leading to the rear landing; door into **Bedroom 3** - aspect to the side, door into **Bedroom 1** - double aspect, range of fitted wardrobes and drawers, hatch to roof space. Door into internal hallway/**Study area** - with aspect to front, hatch to roof space, original wide floorboards, door into **Family**



Bathroom - wooden flooring, electric underfloor heating four-piece white suite comprising panelled bath, corner shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail. Door into **Bedroom 2** - with an aspect to the front, eaves storage cupboard, airing cupboard housing large water cylinder with immersion switch, staircase leading to the Kitchen.



OUTSIDE

The property is approached over a gravelled driveway, with off road parking for a number of vehicles with further parking available in the open front barn which with work could be used for further enclosed storage. Adjacent to the barn is a workshop which incorporates further space and plumbing for a washing machine and a number of white goods, stainless steel sink inset into a workbench, and a floor standing Grant oil fired boiler. The remainder of the plot enjoys a really good degree of privacy, and is naturally divided into two parts with one section having a large vegetable plot with a number of small stone buildings which offer a garden store, wood store, open fronted store, and outside working WC. To the side and front of the property the remainder is laid to lawn and enclosed by stone walls and established hedging.

ACCOMMODATION

Entrance Porch
Kitchen/Dining Room
Entrance Hall
Downstairs WC
Sitting Room
Stairs to first floor
Bedroom 1
Bedroom 2
Bedroom 3
Inner Hall/Study
Family Bathroom
Gardens

GENERAL REMARKS AND STIPULATIONS

Council Tax Band: F

Tenure: Freehold

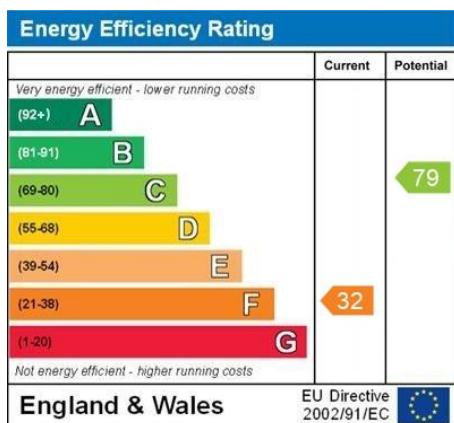
Utilities: Mains water, electricity, private drainage.

Parking: There is plenty of off road parking at this property.

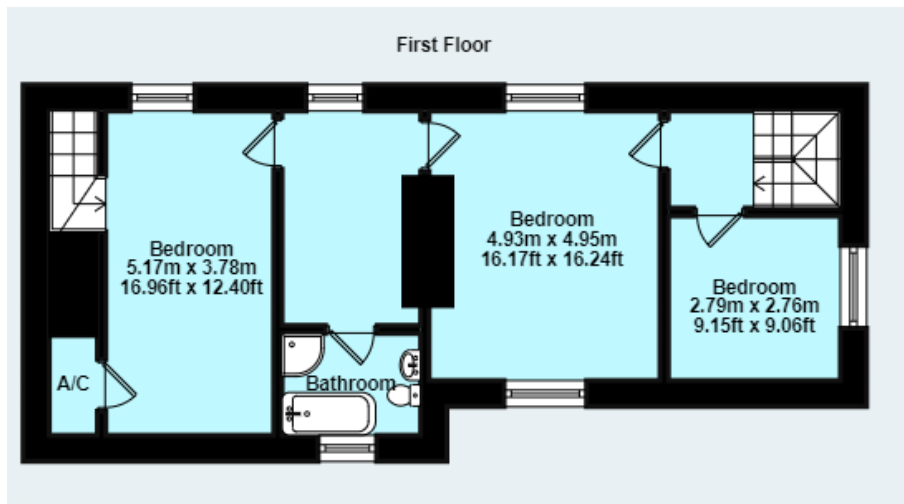
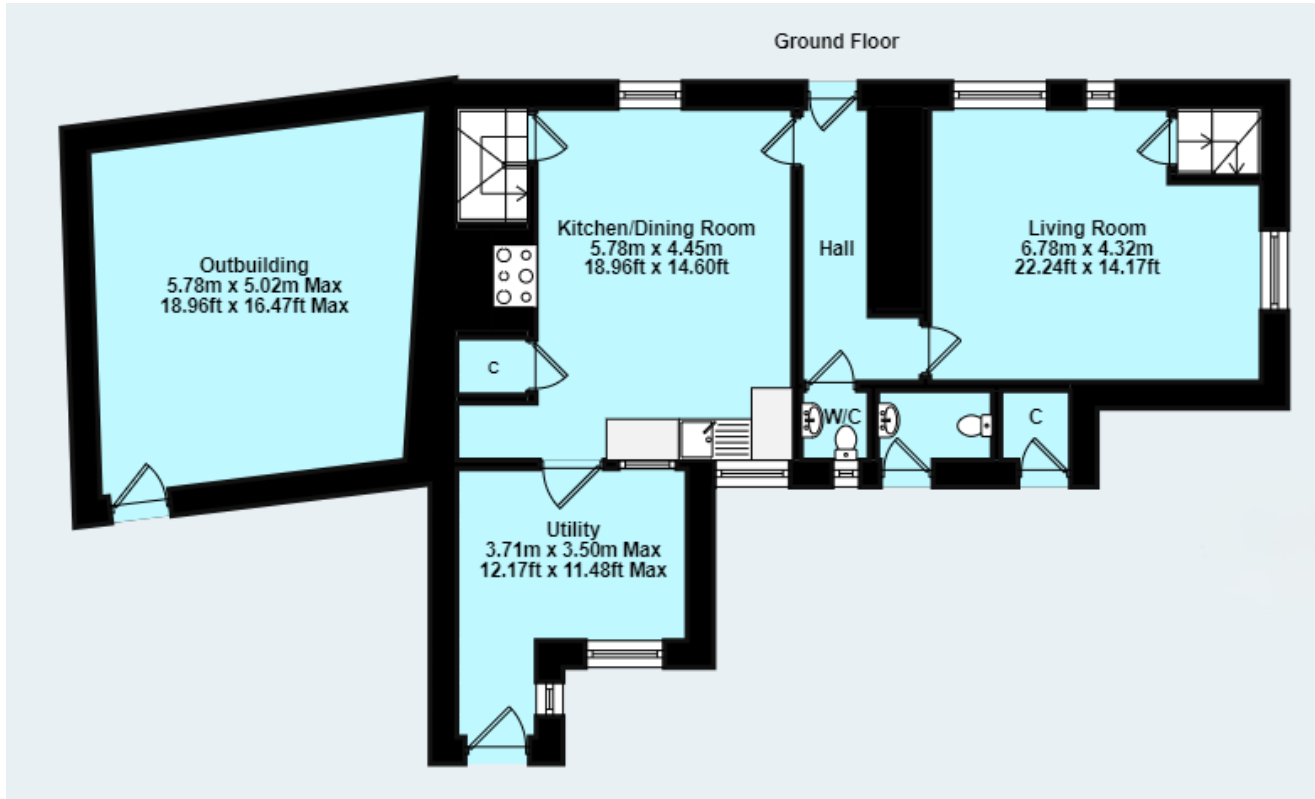
Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

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



FLOORPLAN





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 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.

Coast & Country

PROPERTIES BY
Wilkie May & Tuckwood

Tel: 01984 634793

35 Swain Street, Watchet, Somerset, TA23 0AE