



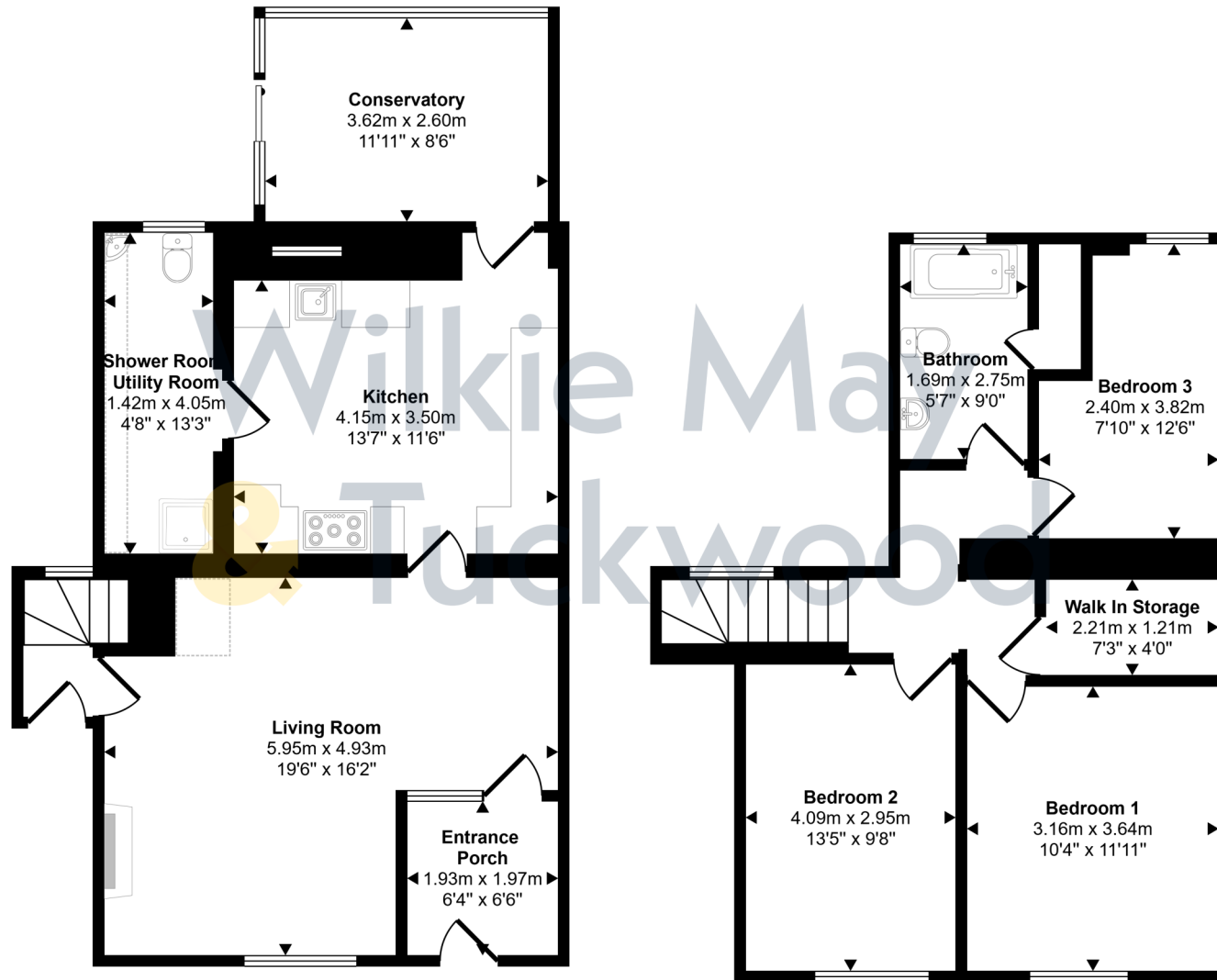
Sampford Brett,
Taunton, TA4 4JY.
£390,000 Freehold

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**Wilkie May
& Tuckwood**


Floor Plan

Approx Gross Internal Area
116 sq m / 1246 sq ft



Ground Floor
Approx 66 sq m / 711 sq ft

First Floor
Approx 50 sq m / 534 sq ft

 Denotes head height below 1.5m

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

Situated in the heart of the popular village of Sampford Brett - A spacious three bedroom semi detached cottage with a wood burner, solar panels and good sized garden.

- Semi-Detached Cottage
- 3 Bedrooms
- Solar Panels
- Village Location
- Viewings Recommended

The property comprises a semi-detached cottage of stone construction, with uPVC double glazed windows and modern electric heating, situated in the centre of the popular village of Sampford Brett, ideally situated to access the A358 and A39. The property is surprisingly spacious and has the benefit of solar panels, good sized gardens and viewings are recommended to appreciate.

The accommodation in brief comprises; leaded light uPVC door into good sized Entrance Porch with barn wood panelled wall, door into L Shaped Living Room with aspect to front, ceiling beams, Inglenook fireplace with inset woodburner, tiled hearth and beam over, under stairs storage cupboard. Kitchen/ Dining Room; with tiled floor, aspect to rear, cream shaker style kitchen with a good range of cupboards and drawers under a solid wood worktop with inset Belfast sink and drainer, mixer tap over, space for a range oven with extractor hood over, space and plumbing for a dishwasher, space for tall fridge/freezer, door into ground floor Utility Room/Shower Room; with tiled floor, shower cubicle with tile surround, thermostatic mixer shower over, low level WC, sink with mixer tap over, space and plumbing for a washing machine, space for further white goods. Conservatory; with aspect to rear, tiled floor, sliding doors to garden. Stairs to first floor from the Living Room; with further storage cupboard, stairs to Landing; large walk in storage cupboard. Bedroom 1; aspect to front. Bedroom 2; aspect to front with recessed hanging space. Bedroom 3; aspect to rear. Bathroom; with a modern white suite comprising panelled bath with tiled surround and thermostatic mixer shower over, low level WC, wash basin inset into vanity unit. Airing cupboard with large modern airing tank with immersion.



OUTSIDE: The property has a small easily maintained front garden. The cottage has pedestrian right of access across to the neighbours courtyard to access their own garden. There is an outside WC, and store before a gate leads into the main garden which is terraced, and laid to lawn and planted borders with a good sized seating area, summerhouse and former piggery.



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: D

Parking: There is street 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

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 January 2025. 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.