



**Archers Grove,**  
Stogumber, TA4 3AJ  
£123,087 Freehold

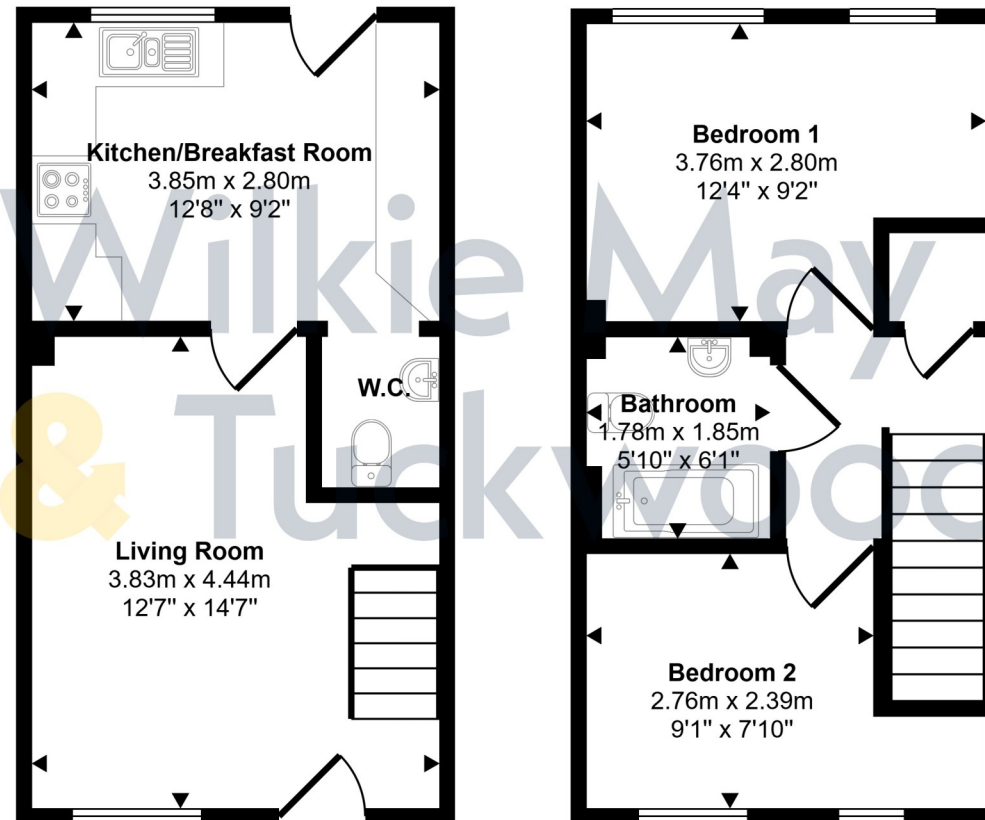


**Wilkie May**  
**& Tuckwood**



# Floor Plan

Approx Gross Internal Area  
56 sq m / 606 sq ft



Ground Floor  
Approx 28 sq m / 305 sq ft

First Floor  
Approx 28 sq m / 301 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 modern two bedroom terraced house situated in the popular village of Stogumber, for sale at 55.2% of the open market value.



- Terraced House
- 2 Bedrooms
- Discounted Ownership
- Far Reaching Views
- No Onward Chain

The property comprises a terraced house of traditional brick and block construction under a tiled roof with the benefit of full uPVC double glazing and Calor gas central heating. The property comprises one of three affordable homes on this small development that are sold at 55.2% of the open market value with no rent payable on the remaining share held by Somerset Council. There are qualifying conditions and full detail details are available below.

The accommodation in brief comprises; Composite door into Kitchen/Breakfast Room; with aspect to the rear, range of beech effect cupboards and drawers under a granite effect worktop with inset stainless steel sink and drainer, mixer tap over, space for electric oven, with extractor hood over, space and plumbing for washing machine, space for tall fridge/freezer, breakfast bar, cupboard housing Worcester combi boiler for central heating and hot water, door into Downstairs WC (currently used as a pantry), With low-level WC and pedestal wash basin. Living Room; with an aspect to the front and far-reaching views to the Quantock Hills, understairs storage. Stairs to 1st floor landing, with hatch to roof space, built-in linen cupboard. Bedroom One; with an aspect to the front, with far reaching views to the Quantock Hills. Bedroom Two; aspect the rear. Family Bathroom; with white suite comprising a panelled bath, tiled surround, thermostatic mixer shower over, low-level WC, pedestal wash basin.

This property is subject to a Section 106 Agreement. All purchasers must be approved by Somerset Council to purchase the property prior to making an offer. They must not own any other housing or property and must not exceed the following income thresholds; Max Single Income: £35,859 Max Joint Income: £41,376. Applicants should consider the following priority cases;

Existing residents of the Parishes of Stogumber, Crowcombe, Monksilver, Elworthy or Sampford Brett

People with strong local connections with Parishes of Stogumber, Crowcombe, Monksilver, Elworthy or Sampford Brett

Existing residents of the Parishes of Nettlecombe, Clatworthy, Brompton Ralph, Tolland, Lydeard St Lawrence, Williton or West Quantoxhead

People with strong local connection with the Parishes of Nettlecombe, Clatworthy, Brompton Ralph, Tolland, Lydeard St Lawrence, Williton or West Quantoxhead

Such person as may be nominated by the Council in writing being person listed on Council's housing list

Key workers such as teachers, nurses, police, firefighters and other public sector workers who need to reside in Stogumber

**OUTSIDE:** There is a small piece of garden ground at the front of the house laid to gravel. To the rear of the property the garden is enclosed by fencing and there is a decking area and the remainder is laid to lawn. There are also two off-road parking spaces.



#### GENERAL REMARKS AND STIPULATION

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

**Services:** Mains water, mains electricity, mains drainage, Calor gas central heating

**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](https://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](https://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](https://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 March 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.