



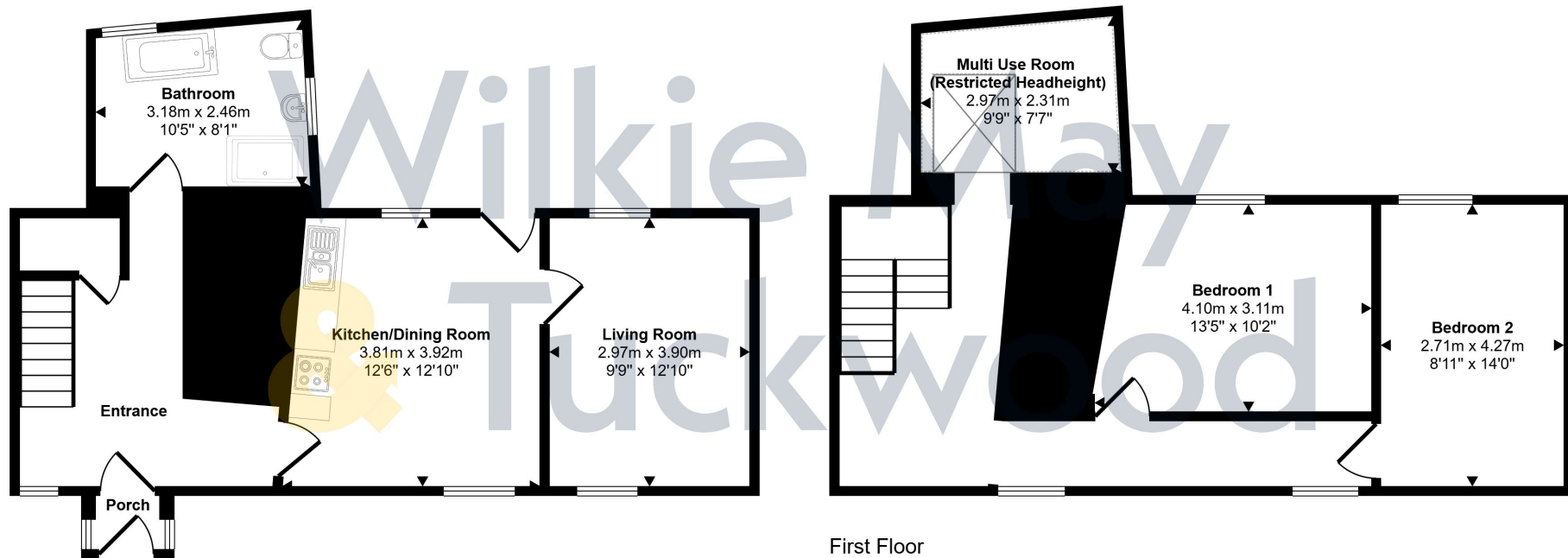
Seven Ash,
Taunton, TA4 3EZ.
£269,950 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
105 sq m / 1135 sq ft



Ground Floor
Approx 52 sq m / 562 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

A spacious two bedroom terraced cottage with generous gardens and off road parking situated within easy reach of Taunton and the Quantock Hills.



- Terraced
- 2 Bedrooms
- Night Storage Heating
- uPVC Double Glazing
- Off Road Parking

The property comprises a terraced cottage of stone construction under a tiled roof with the benefit of full uPVC double glazing and electric night storage heating. The property has undergone a period of partial renovation by the current owners and now offers an excellent opportunity to purchase a spacious property with the prospect putting your own finish on it. The cottage is located on the edge of the Quantock Hills and is within easy reach of the county town of Taunton and boasts a stunning four piece bathroom suite, off road parking and generous gardens.

The accommodation in brief comprises; uPVC door into Entrance Porch; Stable Door into spacious Entrance Hall; with original coloured tiled floor, under stairs shoe storage, under stairs storage cupboard, door into Bathroom; with a new four piece suite comprising a rolled top bath with claw feet, tiled floor, large walk in low level shower cubicle with tiled surround with thermostatic mixer shower over, low level WC, pedestal wash basin, shaver point, into the Kitchen; with double aspect, basic range of cupboards and draws under a marbled effect rolled edge worktop, inset stainless steel sink and drainer, space for electric oven, space and plumbing for washing machine, space for tall fridge freezer, ample room for dining table, door to Rear Courtyard. Living Room; with double aspect, electric wall mounted fireplace, exposed ceiling beams, telephone point in the kitchen, Stair to spacious first floor landing; with area for a desk, built in double storage cupboard. Games Room; with new water tank and immersion switch, Velux window. Bedroom 1; with aspect to rear, hatch to roof space, Bedroom 2; aspect to rear.



OUTSIDE: The property benefits from off road parking, and a good-sized enclosed garden, fenced on both sides, laid mainly to lawn with central path, greenhouse, shed, recycling store. To the rear of the property there is a further gated courtyard garden with patio slabs and plated borders.

DRAINAGE: The property is served by a private treatment plant which serves all 4 cottages and was recently renewed.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, private drainage, (renewed shared treatment plant).

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

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 April 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.



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