



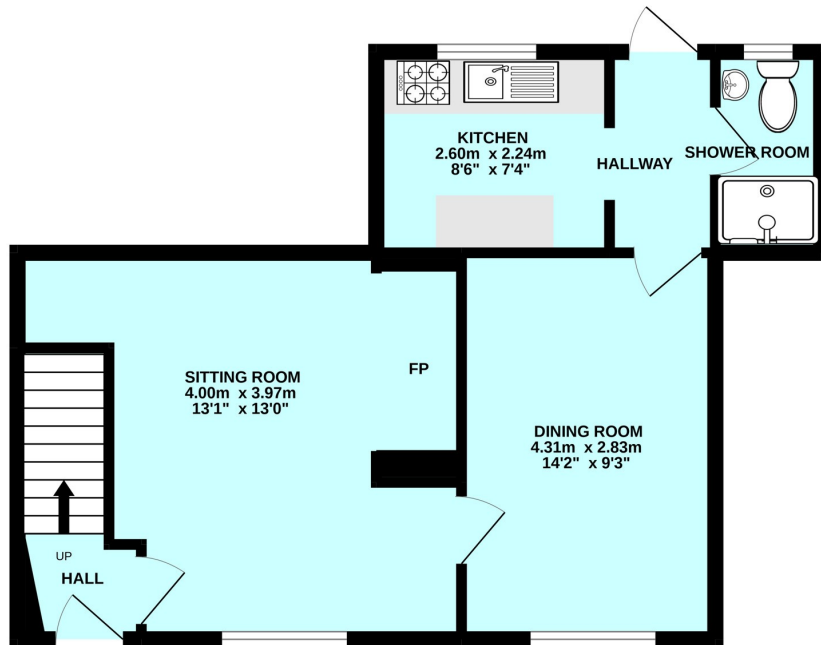
**Torre,**  
Washford, TA23 0LA.  
£285,000 Freehold



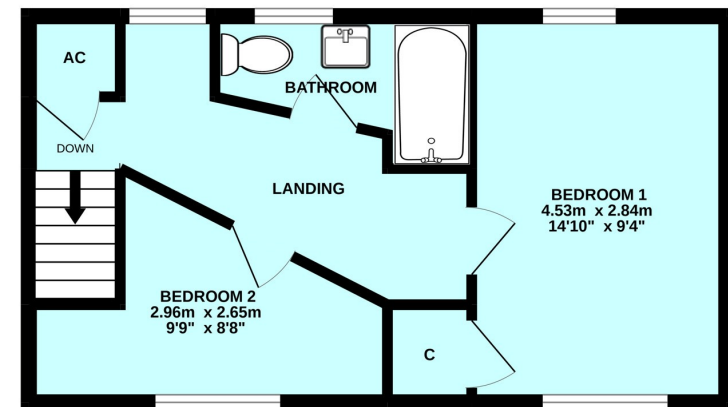
**Wilkie May  
& Tuckwood**

# Floor Plan

GROUND FLOOR  
44.1 sq.m. (475 sq.ft.) approx.



1ST FLOOR  
33.5 sq.m. (361 sq.ft.) approx.



TOTAL FLOOR AREA : 77.6 sq.m. (835 sq.ft.) approx.

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# Description

A well presented two bedroom terraced cottage with landscaped gardens, off road parking and No Onward Chain.

- Terraced
- 2 Bedrooms
- 2 Reception Rooms
- Night Storage Heating
- No Onward Chain

The property comprises a terraced cottage of traditional stone construction with rendered elevations under a slate roof with the benefit of full uPVC double glazing and partial electric night storage heating. The cottage has good sized gardens, to include a summerhouse with adjoining workshop taking in the pleasant vista of the surrounding countryside and is available with No Onward Chain.

The accommodation in brief comprises; wooden stable door into Entrance Hall, door into Sitting Room; aspect to front, large open fireplace with exposed stone surrounds, slate hearth, inset wood burner, exposed ceiling beams, under stairs storage cupboard, door into Dining Room; aspect to front, exposed ceiling beams, telephone point, door to Rear Hallway; ceramic tiled floor, uPVC stable door to rear courtyard, door into Downstairs Shower Room; ceramic tiled floor to match rear hall, tiled walls, white suite comprising shower tray with thermostatic mixer shower over, low level WC, wash basin, heated towel rail. Kitchen; aspect to rear, basic range of cupboards with an inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven with four ring hob over, space and plumbing for washing machine, space for tall fridge/freezer. Stairs to first floor landing from Entrance Hall; landing with hatch to roof space, airing cupboard with modern cylinder and immersion switch. Bedroom 1; double aspect, exposed wood detailing. Bedroom 2: (irregular shape) Bathroom; white suite comprising panelled bath, mixer shower attachment over, low level WC, pedestal wash basin.



**OUTSIDE:** To the front of the cottage is a small lawned garden. To the rear of the cottage is a paved seating/BBQ area with steps leading to the 1st garden tier laid to lawn. Further steps leading to a further expanse of lawn with access to the timber Summerhouse that has exposed wood detailing, power, and an adjoining store again with power that is used as a workshop. Just a short distance from the cottage is an off road parking space and further stone built store which was the former signal box to the Mineral Railway Line.



#### 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:** C

**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

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'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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