



Catwell

Taunton TA4 4PF

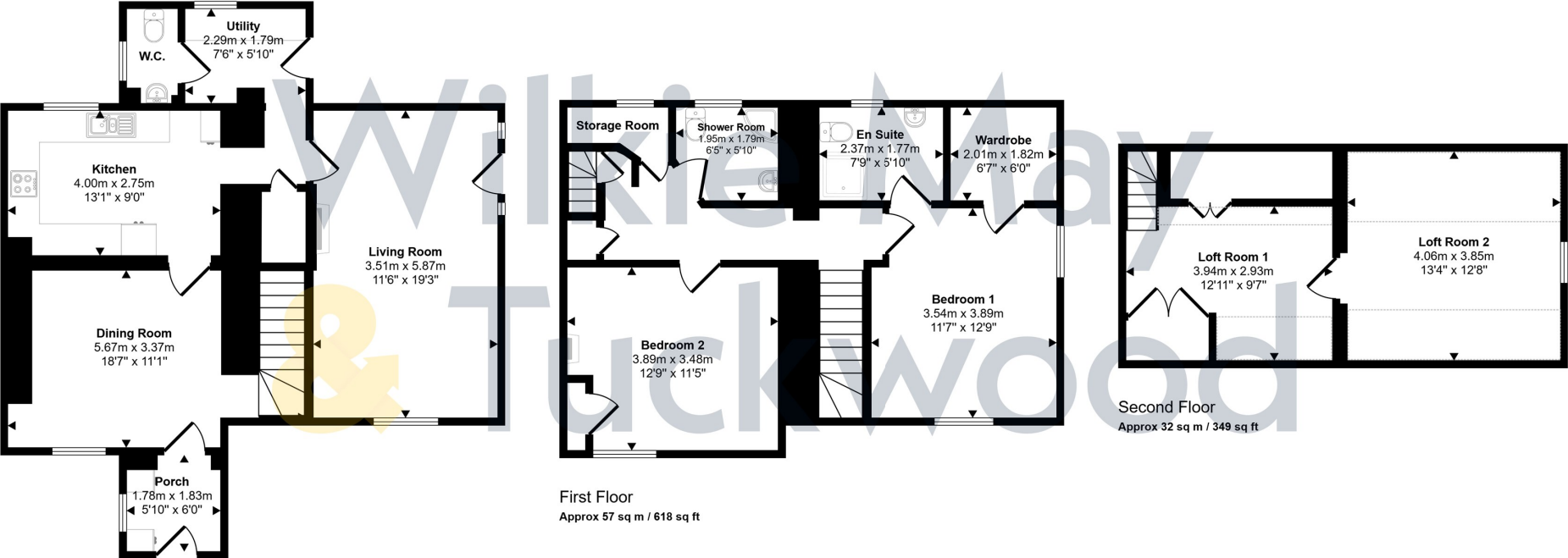
Price £315,000 Freehold



Wilkie May
& **Tuckwood**

Floorplan

Approx Gross Internal Area
157 sq m / 1688 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

NO ONWARD CHAIN – An extended end of terrace two bedroom (one En-Suite) cottage, situated in a private tucked away position just a few minutes walk from the village centre with No Onward Chain and views to the Quantock Hills.

- No Onward Chain
- Unique and Spacious Accommodation
- Good Sized Garden
- Off Road Parking
- View To The Quantock Hills



The property comprises an end of terrace cottage of original stone construction with a later modern two storey extension, under a slate roof with the benefit of full uPVC double glazing and gas central heating. The property offers plenty of space, with potential to convert the loft rooms into a further accommodation if required, subject of course to planning permission. There is off road parking for two vehicles, a good sized garden and viewings are advised to appreciate.

The accommodation in brief comprises; Part glazed composite door into Entrance Porch; with tiled floor, fitted storage cupboards.

Door into Dining Room; with aspect to front, feature reclaimed stone fireplace with tiled hearth, recessed storage, part panelled walls.

Kitchen; with aspect to rear, an excellent range of grey coloured cupboards and drawers under a wood effect laminate worktop with inset one and half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, electric Neff oven, four ring gas hob with extractor fan over, integrated dishwasher, space for tall fridge/freezer.

Archway into rear hall with door to outside and door into Utility Room; worktop to match the kitchen with tiled splashback, space and plumbing for a washing machine, space for further white goods, wall mounted Vaillant combi boiler for central heating and hot water.

Door into Downstairs WC; with low level WC, tiled floor and part tiled walls, wash basin with mixer tap over. Sitting Room; with a double aspect, door to garden, feature fireplace with sandstone surrounds, a reclaimed beam over and a tiled hearth.

Stairs from the Dining Room lead to the first floor Landing; with storage cupboard, secondary spacious linen cupboard.

En-Suite Bedroom 1; with double aspect, far reaching views to the Quantock Hills, walk in dressing room, En-Suite Shower Room; with tiled floor, corner shower cubicle with tiled walls, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail.

Bedroom 2; aspect to front, feature Victorian fireplace, built in wardrobe, telephone point, views.

Shower Room; with corner shower cubicle, tiled walls, electric Mira sport shower over, wash basin inset into vanity unit, low level WC, heated towel rail. Loft Room; with built in storage cupboard, double glazed leaded light window into secondary loft space offering further potential for conversion.

OUTSIDE: the property has off road parking for two vehicles via gravelled hardstanding. There is potential to build a Garage subject to



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority:

Property Location: Add text here **Council Tax Band:** B

Broadband and mobile coverage: Add text here

Flood Risk: Add text here

Planning: Add text here

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 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.



Tel: 01984 634793

Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

OAE



WM&T
ESTATE AGENT
IN MINEHEAD