



Hill Street

Taunton TA4 3TD

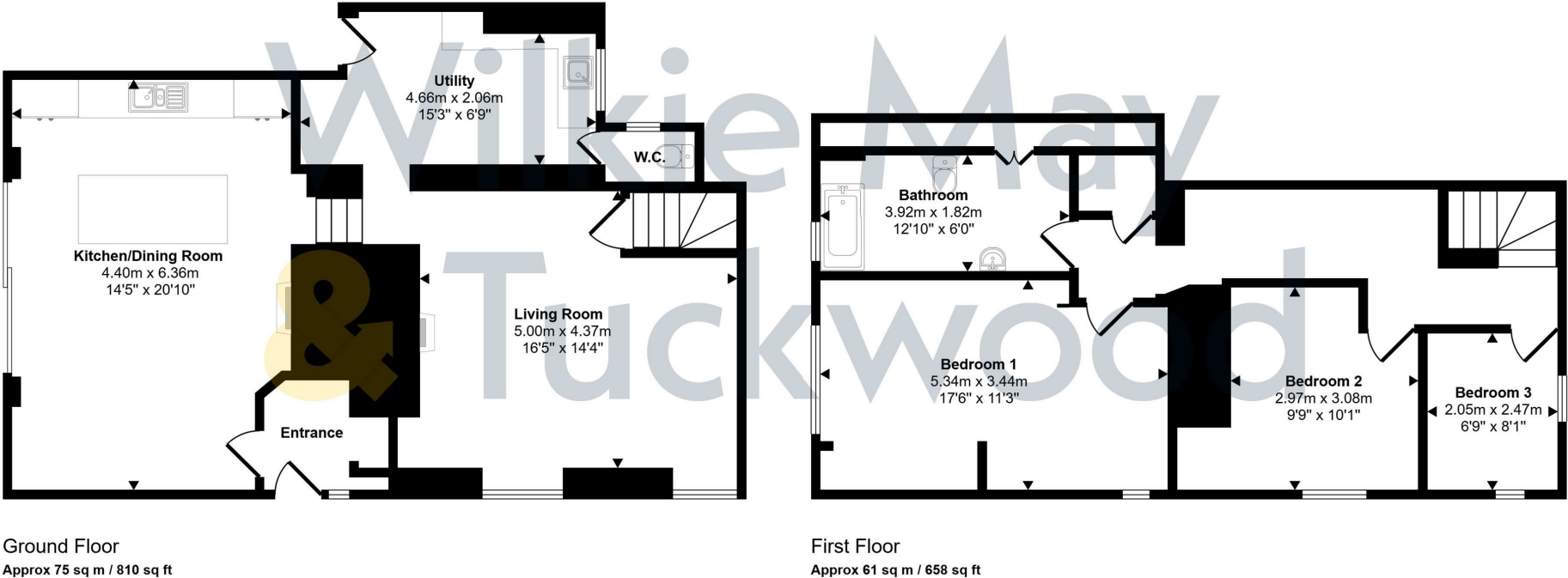
Price £525,000 Freehold

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**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
136 sq m / 1469 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

POPULAR VILLAGE LOCATION – A beautifully presented and tastefully renovated detached three bedroom cottage, situated in the centre of the village of Stogumber with No Onward Chain.

- Tastefully Renovated
- Village Location
- No Onward Chain
- Oil Fired Central Heating
- uPVC Double Glazing
- Wood Burner
- Open Fire
- Enclosed Gardens



DESCRIPTION: The property comprises an extended detached cottage of traditional construction with rendered elevations under a slate roof with the benefit of full uPVC double glazing and oil fired central heating. The cottage has been greatly improved by the current owners who have meticulously renovated the property throughout, together with installing a classic, yet contemporary Kitchen which is now the beating heart of the home. The cottage has pretty enclosed gardens, many original features, an open fire and wood burner. Viewings are a must.

The accommodation in brief comprises; Decorative solid door with wrought iron detail into the Entrance Porch; with rustic brick floor detailing, recess.

Door into the Kitchen/Dining Room; with an aspect overlooking the garden, solid oak floor, open fire with raised wrought iron grate, hood and beam over, exposed ceiling beams and stonework, newly fitted Kitchen comprising a range of coloured cupboards and drawers under a granite effect squared edge worktop with inset sink and drainer, mixer tap over, splashbacks, integrated dishwasher, under counter integrated fridge, eye level electric oven, four ring induction hob to the central island with a breakfast bar, ample room for a dining table.

Steps up into the Utility Room; with a tiled floor, shaker style coloured cupboards and drawers under a solid oak worktop with inset Belfast sink, mixer tap over, space and plumbing for a washing machine, space for a tall fridge/freezer, Grant floor standing oil fired boiler, door to gardens.

Door into Downstairs WC; with low level WC and tiled floor. Living Room; with an aspect to the front, ceiling and support posts, open fire with wood burner, oak beam over.

Stairs rising to the first floor; Landing; which lends itself to be used as an office space, airing cupboard housing a modern foam lagged cylinder with immersion switch and wood slat shelving.

Bedroom 1; double aspect, recessed wardrobe space, hatch to roof space.

Bedroom 2; aspect to front.

Bedroom 3; double aspect.

Family Bathroom; with a white suite comprising a panelled bath with tiled surround, thermostatic mixer shower over, low level WC, heated towel rail, wash basin with marble top inset into vanity unit, eaves storage space.

OUTSIDE: The property has enclosed cottage style gardens that have



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority:

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

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.



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