

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



BOARS HEAD COTTAGE

Hill Street, Stogumber, Taunton, TA4 3TD



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

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 woodburner. Viewings are a must.

ACCOMMODATION



Wilkie May
Tuckwood

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 woodburner, 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 now been carefully planted for ongoing easy management. The gardens enjoys pleasant views toward the surrounding farmland and include two outbuildings, and a good size shed with covered porch/seating area, ideal for entertaining. At the end of the garden there is wood store, and low level vegetable bed.

AGENTS NOTE: The current owners have had a parking proposal prepared by a local architect. This proposal has not been formally submitted to the planning authority and is provided for guidance purposes only. Please contact the sole selling agent for a copy of the proposal.



GENERAL REMARKS & STIPULATION

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, sewage, oil fired central heating.

Parking: There is no off-road parking at this property.

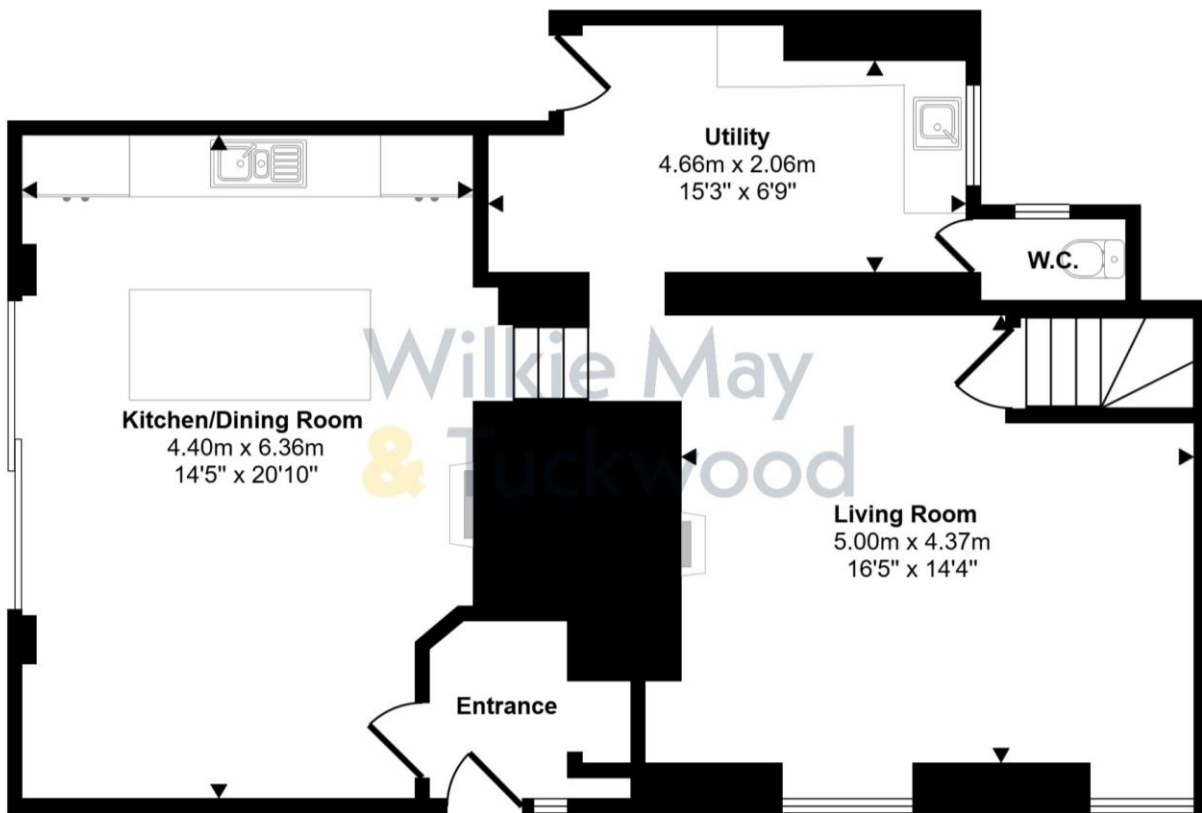
Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

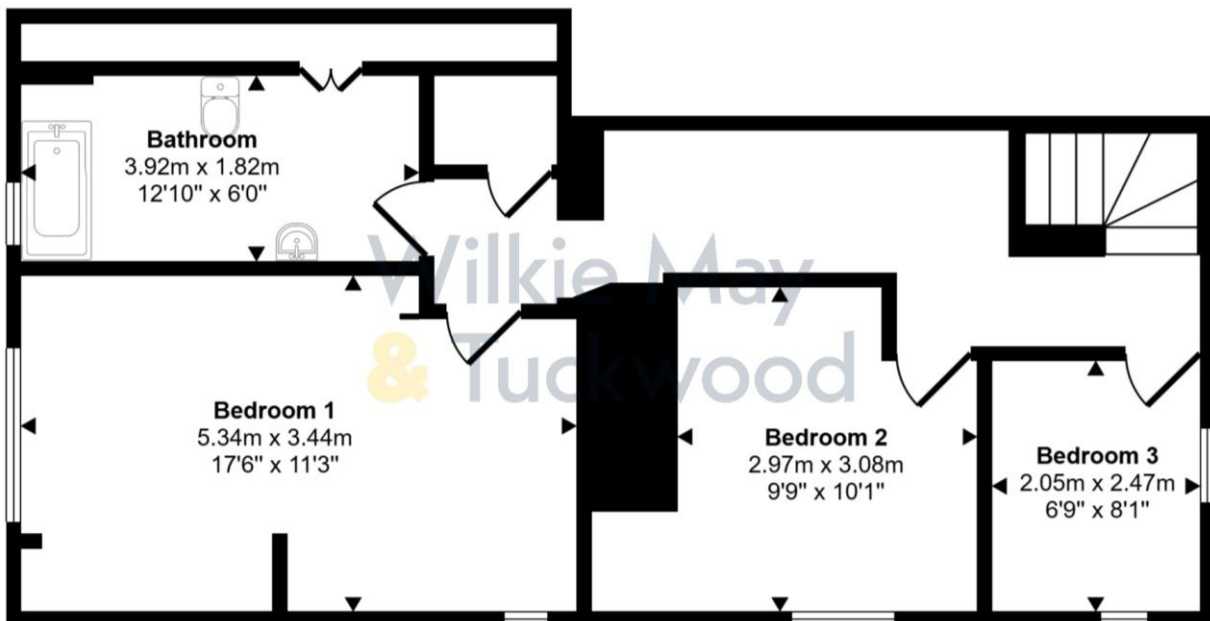
FLOORPLAN



Ground Floor

Approx 75 sq m / 810 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.



First Floor

Approx 61 sq m / 658 sq ft

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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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