



Hill View Road, Carhampton, TA24 6LS

welcome to

8 Hill View Road, Carhampton

Located in the popular village of Carhampton is this well presented and spacious three bedroom terraced home benefiting from front and rear gardens and no onward chain complications, The property is sold subject to a local occupancy clause and is of non standard construction.



Entrance

Covered porch with courtesy light point and double glazed door giving access to;

Entrance Hall

Stairs rising to first floor landing, multi glazed door to sitting room and door giving access to kitchen.

Sitting Room

17' 5" x 11' 5" (5.31m x 3.48m)

Enjoying a dual aspect with double glazed window to front and french door and glazed panel opening to conservatory at rear, feature tiled open fireplace with adjacent display plinth, picture rail, wall mounted storage heater.

Conservatory

20' 2" x 6' 7" max (6.15m x 2.01m max)

Extending to the full width of the rear of the property with double glazed sliding doors opening onto the rear garden and windows over looking the gardens, outside tap point, tiled flooring.

Kitchen/Dining Room

9' 7" x 9' 6" (2.92m x 2.90m)

Double glazed window to rear and door to conservatory, fitted with a range of base level units complimented by wood effect worksurfaces over, inset stainless steel sink unit with mixer tap, inset four ring electric hob with oven below, plumbing for washing machine and space for fridge/freezer, useful understairs storage cupboard, further useful storage, tiled splashbacks, wood effect flooring, door to;

Utility Room

8' 1" x 5' 2" (2.46m x 1.57m)

Double glazed window and door to front gardens, further range of matching base level units with wood effect worksurfaces over and space for further appliances, wood effect flooring.

First Floor Landing

Double glazed window to rear and doors giving access to;

Bedroom One

11' 5" x 11' (3.48m x 3.35m)

Double glazed window to front, recessed double wardrobe, airing cupboard with water tank and shelving, telephone point, fitted carpets.

Bedroom Two

9' 6" x 8' 5" (2.90m x 2.57m)

Double glazed window to front, fitted carpets.

Bedroom Three

8' 5" x 6' 4" (2.57m x 1.93m)

Double glazed window to rear with views over the rear garden, polished wood floors, recess with hanging rail.

Bathroom

Double glazed window to rear, White suite comprising panel enclosed bath with fully tiled surrounds and electric shower over, vanity wash hand basin with tiled surrounds and storage below, heated towel rail.

Cloakroom

Double glazed window to rear, suite consisting of low level w.c.

Front Garden

The enclosed front garden is mainly laid to lawn with pretty flower and shrub borders, gated access with pathway to front door and further gated pathway leading to the utility room entrance.

Rear Gardens

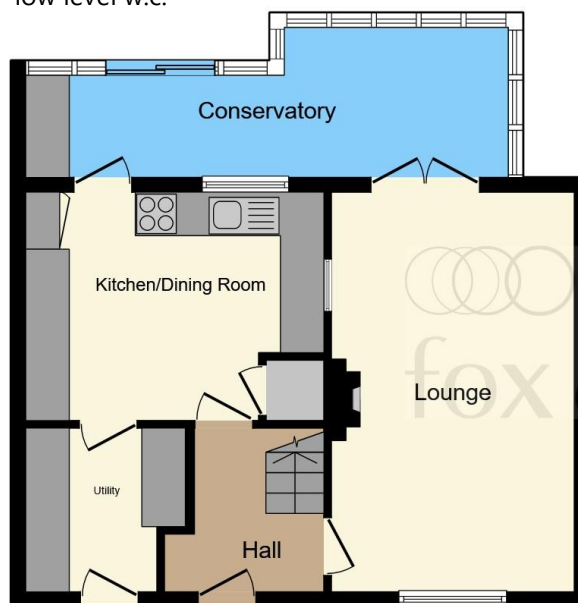
The rear garden is a pretty feature of the property, laid to lawn with mature shrubs inset, pathway to the rear of the garden with shared access beyond, useful timber garden store.

Agents Note

The sale of this property is subject to a local occupancy restriction, the purchaser must have lived or worked in the county of somerset or the Exmoor National Park for a period of three years immediately preceding the purchase.

This property is of non-standard construction and therefore only suitable for cash purchasers.

Council Tax Band A



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welcome to

8 Hill View Road, Carhampton

- Popular Village Setting In Carhampton
- Sitting Room - Kitchen/Dining Room
- Utility Room - Three Bedrooms - Bathroom & W.C.
- Front & Rear Gardens - No Onwards Chain
- Viewing Recommended

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107055 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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