

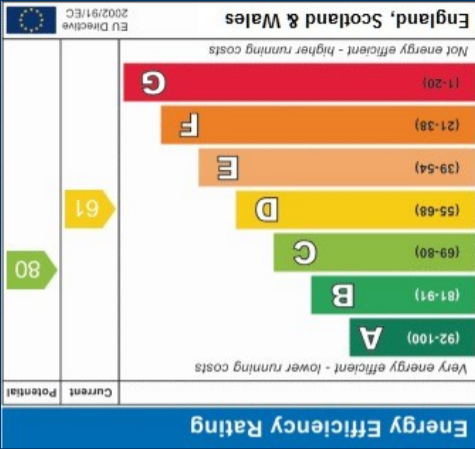


Auction Field
Exford | Somerset | TA24 7PP

Price: £360,000

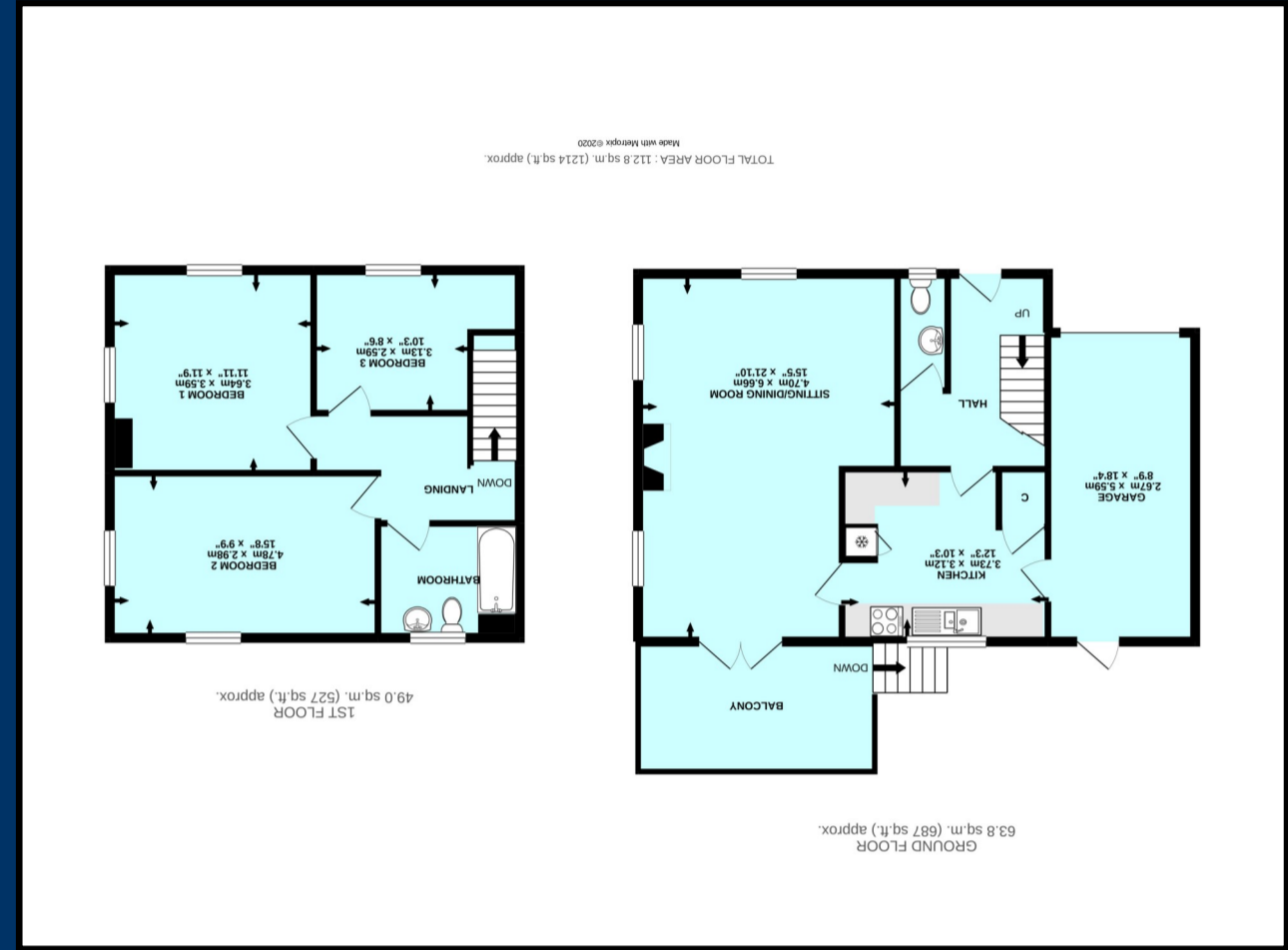
GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold, by private treaty with vacant possession on completion.
Services: Mains water with meter, mains electricity and mains drainage.
Local Authority: Somerset West and Taunton Council, Killick Way, Williton, Taunton, Somerset. TA4.
Council Tax Band: N/A—Currently rated for business rates.



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WILKIE MAY & TUCKWOOD



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representations or warranties incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2014. 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 March 2014. 5. 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. 6. 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. 7. 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. 8. Financial Evaluation & 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, require 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 1991. 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 PROPERTY MISDESCRIPTIONS ACT 1991 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.



DESCRIPTION: A three bedroom detached House with garage, off road parking and garden situated within the sought after Exmoor National Park village of Exford. The property has been run as a successful holiday let and is offered for sale with NO ONWARD CHAIN.

The accommodation comprises in brief : Glazed uPVC door into Entrance Hall with stairs to the first floor, door into a Cloakroom fitted with a suite comprising low level WC and wash hand basin with tiled splashback and obscured window to the front and door into the Kitchen. The Kitchen has an aspect to the rear and is fitted with a range of cream coloured cupboards and drawers underneath a rolled edge worktop with inset one and half bowl stainless steel sink and drainer with mixer tap over and tiled splash backs, Zanussi electric oven with four ring hob over, integrated fridge freezer, under stairs cupboard and personal door into the Garage. A door also gives access to the Sitting/Dining Room which is a large triple aspect room with wood burner inset into chimney breast with local stone surround and slate hearth. French doors give access to a Balcony which has ample room for a table and chairs and steps down to the garden.

To the first floor there is a landing area with hatch to roof space and airing cupboard housing modern foam lagged cylinder with immersion switch. Bedroom 1 is a good-sized double aspect room. Bedroom 2 is also a double aspect room and Bedroom 3 has an aspect to the front. The Bathroom is fitted with a suite comprising panelled bath with tiled surround and Mira thermostatic mixer shower over, pedestal wash hand basin with tiled splash back and low level WC. There is also a shaver point, electric

towel rail and obscured window to the rear. The Garage has a timber up and over door, power and light, space and plumbing for a washing machine with space for tumble dryer over and personal door to the garden.

Outside, the house is approached over a private driveway shared with the neighbouring property with off road parking for two vehicles. The garden is laid to lawn with established hedge boundaries.

SITUATION: Exford is a pretty village on the river Exe in the heart of the Exmoor National Park with its attractive village green with children's play area surrounded by a village store with post office, tea rooms, garage, primary school and two popular hotels. There is also an active village hall. It is a busy walking, fishing and equine centre. The village is 7 miles north west of Dulverton and 10 miles south west of Minehead. The County town of Taunton is 29 miles away with its access to motorway and rail networks.

DIRECTIONS: From our office in Park Street proceed out of Minehead on to the A39. On reaching the traffic lights outside Dunster turn right and proceed through Dunster, through Timberscombe and on to Wheddon Cross. Upon reaching Wheddon Cross turn right at the "Rest and Be Thankful" Public House and continue on this road to Exford. Upon reaching Exford at the bottom of the hill turn left opposite the Crown Hotel, proceed for approximately 20 metres past the school, and on the left you will see the private driveway which leads to the property.



A three bedroom detached House with garage, off road parking and garden situated within this sought after Exmoor National Park village and offered for sale with NO ONWARD CHAIN.

ACCOMMODATION [All measurements are approximate], **ENTRANCE HALL, CLOAK ROOM, KITCHEN** 12'3" (3.73m) x 10'3" (3.12m) **SITTING/DINING ROOM** 15'5" (4.70m) x 21'10" (6.66m) **FIRST FLOOR LANDING, BEDROOM ONE** 11'11" (3.64m) x 11'9" (3.59m) **BEDROOM TWO** 15'8" (4.78m) x 9'9" (2.98m) **BEDROOM THREE** 10'3" (3.13m) x 8'6" (2.59m) **BATHROOM** **GARAGE** 8'9" (2.67m) x 18'4" (5.59m)