





Haywood, Honiton Road, Corfe, Taunton, TA3 7AJ

Nestled in this sought-after and quintessentially British parish village, we are excited to present this distinctive dormer bungalow to the market. While the property requires complete modernization, it sits on a substantial plot that offers great potential for extension or development, pending the necessary planning permissions. The layout includes an entrance hallway, three reception rooms, a kitchen, and a ground floor shower room. Upstairs, you will find three bedrooms and a bathroom. The home features an oil-fired heating system, a multi-fuel, wood-burning stove, and partial double glazing. There is a communal entrance driveway that provides access to two dedicated off-road parking spaces and a single garage. The generous gardens boast a diverse array of flower bed borders, mature shrubs, and established trees. From the back of the property, you can enjoy stunning views overlooking Stoke Woods and the surrounding countryside, with agricultural fields directly behind. While the property is in need of significant modernising, it presents a rare opportunity for bespoke improvement and expansion. We strongly recommend scheduling a viewing, as this unique offering is not to be missed. As sole selling agents, we are eager to assist you in exploring this remarkable property.





Property Features

- Detached dormer bungalow
- Highly desirable village location
- 3 bedrooms
- Sitting room, dining room and office/snug
- Large kitchen/dining room
- Garage and parking
- Large plot with potential to extend subject to PP
- Exceptional woodland and farmland views
- Requiring modernisation and improvement
- No chain

Tenure: Freehold

Tax band: E

Services: The property is connected to mains, sewerage, water & electricity. The property has oil fired heating.

Property location **What 3 Words** [///shortcuts.graphic.wizard](https://shortcuts.graphic.wizard)

The Location

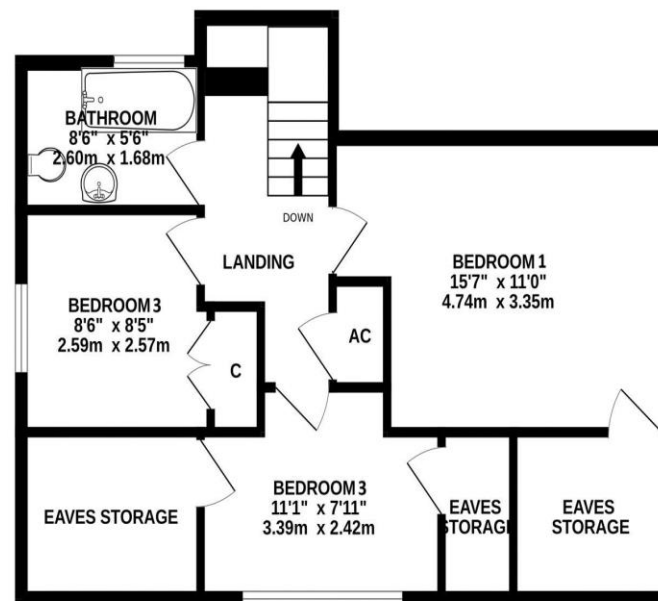
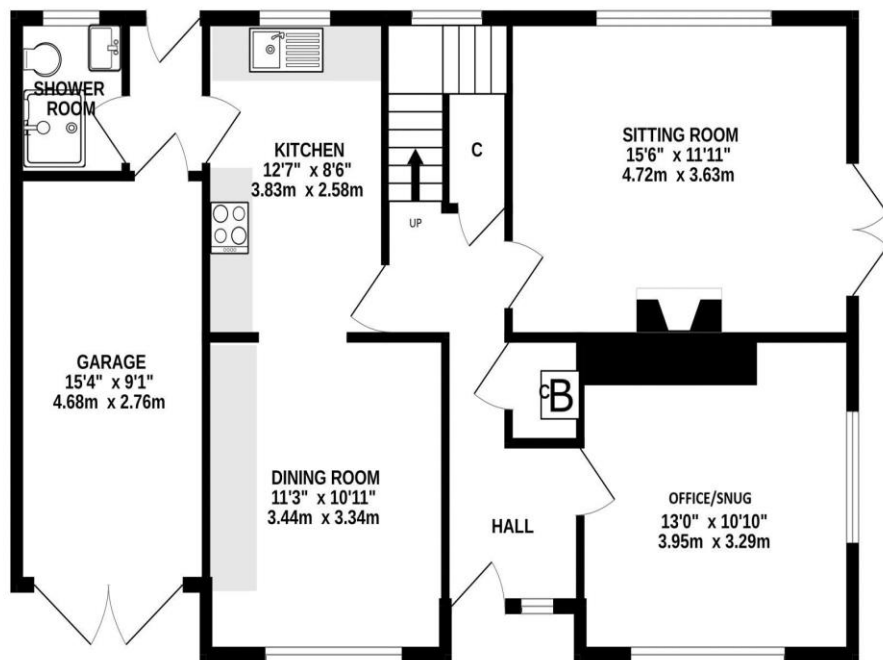
The village of Corfe is situated less than 2.5 miles south of Taunton, Somerset, nestled in the picturesque southwest of England and at the foot of the Blackdown Hills, recognised as an Area of Outstanding Natural Beauty (AONB). Visitors and residents alike can enjoy a variety of delightful walks in the vicinity. The village boasts a small yet vibrant community, enriched by an array of clubs and activities catering to all ages. From the Corfe and Pitminster Gardening Society to Pilates classes, Short Mat Bowling, and the Croft Tiny Tots and Toddlers group, there are numerous events held throughout the year. Corfe also hosts community gatherings, including spring and summer flower shows, a village quiz, and a festive Christmas party. The primary catchment area includes the well-regarded Thurlbear Primary School and Castle Secondary School in Taunton. With its stunning scenery and close-knit community, Corfe is a highly sought-after area perfect for country living, appealing to individuals of all ages.



GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.

1ST FLOOR
567 sq.ft. (52.6 sq.m.) approx.

Haywood, Honiton Road, Corfe, Taunton, TA3 7AJ



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	E
Asking price	£450,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	Detached dormer bungalow
Property construction	1960's
Number and types of room	As per floorplan
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage - £1 per annum to Baptist Union for the right to use the drains.
Heating	Oil-fired heating
Broadband	https://checker.ofcom.org.uk/ FTTC (fibre to the cabinet)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice & data limited on EE & Vodafone
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	E
Including detail of any inescapable costs	A quarter of the cost towards the maintenance of the shared driveway.