



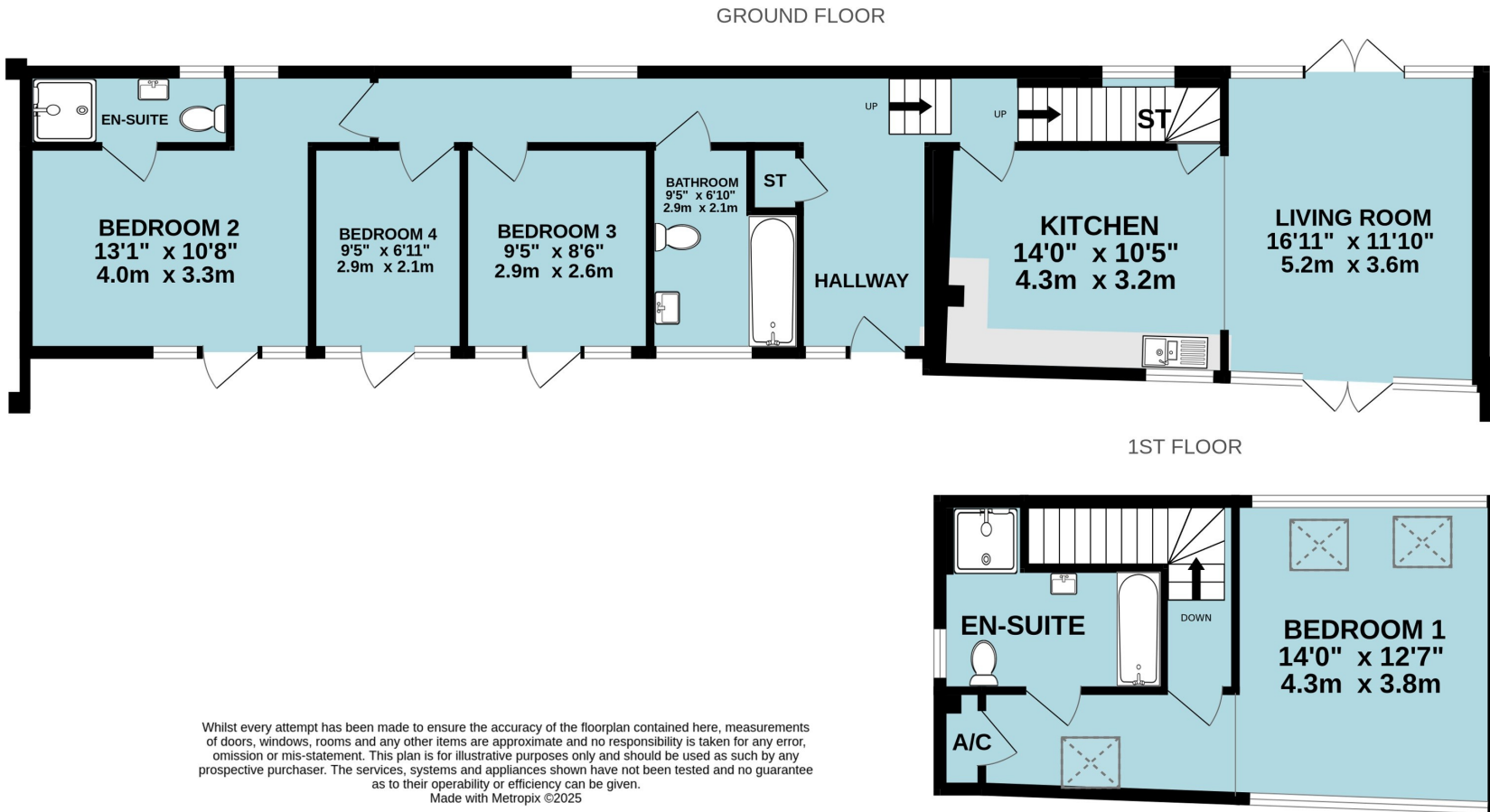
Barn conversion

Willstock Farm, Nr. North Petherton, Bridgwater, TA5
£425,000 Freehold

4	1	3	EPC

**Wilkie May
& Tuckwood**

Floor Plan



Description

This four bedroom beautifully presented barn conversion benefits from off-road parking for many vehicles – is served by underfloor gas fired central heating downstairs and radiators upstairs – and has a beautifully equipped newly fitted kitchen. There are two en-suites – one with a shower cubicle to bedroom two, the other with a shower cubicle and bath to the principal bedroom. There is also a bathroom on the ground floor.

- Exclusive small development
- Four bedroom barn conversion
- Superb living room/kitchen/dining room
- Bathroom and two en-suites
- Underfloor heating downstairs
- Radiators upstairs
- Front and rear gardens
- Off-road parking
- Viewings come highly recommended

THE PROPERTY:

The accommodation comprises an extra wide door to the entrance hall with a downstairs' storage cupboard and access to the living room/ kitchen/dining room with a superb range of upgraded fitted kitchen units with integrated appliances. There are two high French windows opening to the gardens to the front and rear. From the inner lobby is access to three bedrooms with an en-suite shower room – with WC, vanity basin, shower and a double glazed obscure window – to bedroom two. There is also a family bathroom with a bath, WC, wash hand basin and a window. There is engineered oak flooring to the living room/kitchen/dining room and hallway with carpeting in the bedrooms. There are stairs to the principal bedroom which is an imposing room with a vaulted ceilings and skylights and cupboard housing the gas boiler and tank for the central heating. There is also a spacious en-suite with a double shower cubicle, bath, WC, wash hand basin, heated towel rail and a double glazed obscure window.



Outside – To the front is an enclosed lawned area which is enclosed by ranch fencing leading to the parking area for three vehicles with an opportunity to park vehicles behind for additional parking. The rear garden is laid to lawn with a slabbed patio area and brick-built barbecue.

The Barn is on an exclusive development of only 13 individual properties. This property was converted to a high specification in 2022 and has a great deal of charm and character.

LOCATION:

The small town of North Petherton provides superb day-to-day amenities, including local shops, primary and junior schools, GP surgery, pharmacy, dentist, restaurants and a community centre offering a wide and varied range of activities.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty. Maintenance/service charge of £750.00 per annum.

Construction: Solid brick.

Services: Mains water, mains electricity, mains drainage, gas fired central heating – underfloor downstairs and radiators upstairs.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: E

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mbps download and 220Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with EE, O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



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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.

We routinely refer potential sellers and purchasers to a selection of recommended local solicitors. It is their decision whether to use those services. In making that decision, it should be known that we may receive a payment benefit of not more than £150 plus VAT per transaction.

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