



Taunton TA4 2PZ

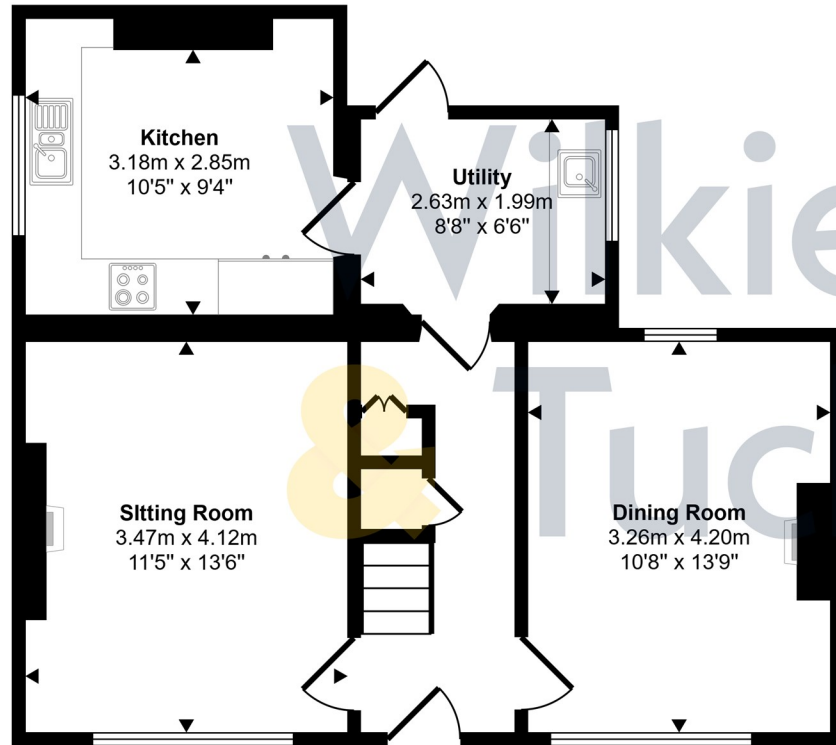
Price £585,000 Freehold

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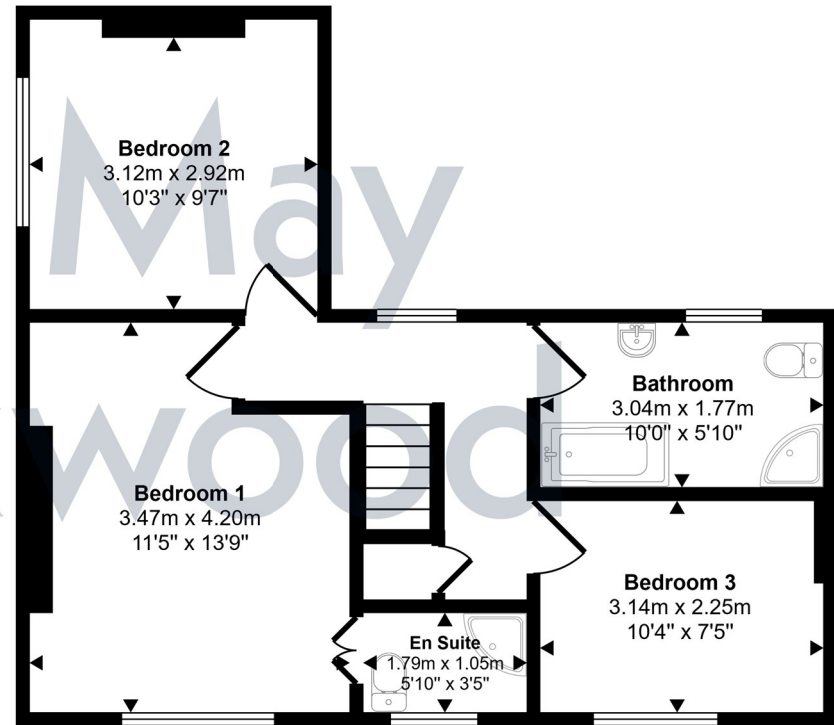
Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
100 sq m / 1079 sq ft



Ground Floor
Approx 54 sq m / 582 sq ft



First Floor
Approx 46 sq m / 497 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.

Description

An attractive detached three-bedroom country cottage nestled within the peaceful hamlet of Chipstable, enjoying easy access to Exmoor National Park and its outstanding country pursuits.

- Hamlet Location Within The Exmoor National Park
- Comprehensively Renovated By The Current Owners
- Wood Burners
- Approx. Half An Acre Plot
- Off Road Parking
- En-Suite Bedroom
- Viewings Advised



The property comprises an extended detached cottage of traditional stone and brick construction believed to date back to the mid 19th century, under a slate roof with the benefit of full uPVC double glazing and oil fired central heating standing in just under a half an acre plot. During the current owner's tenure, they have meticulously and comprehensively renovated the property to include the followings works; new roof, repointing and leading of the chimneys, new windows, re-wiring, new kitchens and bathrooms, and new flooring throughout. Viewings strongly advised to fully appreciate the quality on offer.

The accommodation in brief comprises; part glazed composite door into the Entrance Hall; with an attractive tiled floor, door into the Living Room; with an aspect to the front, wood burner inset into chimney breast on a slate heath, with brick arch detail over. Dining Room; with aspect to front and rear, wood effect tiled flooring, wood burner inset in to chimney breast with slate hearth and brick arch detail over. Utility/Boot Room; with aspect to side, tiled floors, wood effect laminate worktop with inset stainless steel sink and drainer, space and plumbing for a washing machine, space for a tumble dryer, space for tall fridge/freezer, door to rear yard. Kitchen; with aspect to side, tiled floor, a range of light green shaker style kitchen cupboards and drawers under a solid oak worktop with inset Belfast style stainless steel sink, mixer tap over, 4 ring induction hob with extractor over, eye level electric oven with microwave oven over, space and plumbing for a washing machine, space for tall fridge freezer. Stairs to first floor Landing; storage cupboard. En-Suite Bedroom 1; with aspect to front and pleasant views, door into En-Suite Shower Room; with shower cubicle, tiled walls, electric shower over, low level WC, wash basin incorporated. Bedroom 2; aspect to front with pleasant views. Bedroom 3; aspect to rear, exposed pointed chimney breast. Family Bathroom; with bespoke fully tiled walls, roll top bath with claw feet and mixer tap over, low level WC, wash basin with double cupboard under, corner shower cubicle with electric shower over.



MATERIAL INFORMATION:

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, private sewerage severed by its own septic tank.

Parking: There is 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

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services

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 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 contract on behalf of the vendor. 2. All descriptions, dimensions, areas, references 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 contract on behalf of the vendor. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranties in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any 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 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 misses) 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 feature 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.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download

Property Location: Council Tax Band: E

Local Authority:

Services:

Tenure: Freehold

GENERAL REMARKS AND STIPULATIONS:

