



Mill Street

Withycombe TA24 6PZ

Price £265,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Description

VERY ATTRACTIVE AND DECEPTIVELY SPACIOUS TWO BEDROOM END OF TERRACE COTTAGE – situated in the heart of the sought-after village of Withycombe with delightful garden to the rear.

- Popular village location
- Two double bedrooms, first floor bathroom and ground floor shower room
- Pretty garden to the rear
- Surprisingly spacious accommodation throughout
- NO ONWARD CHAIN



Nestled in the sought-after village of Withycombe, this delightful two-bedroom cottage offers the perfect blend of traditional charm and modern comfort. Whether you're looking for a peaceful getaway, a family holiday, or a relaxing base to explore the surrounding countryside, this welcoming cottage has everything you need.

Of sandstone construction under a pitched roof, the accommodation comprises in brief: entrance through front door into porch with window to the side and door into the living/dining room.

This is a very attractive room running the full length of the cottage with window to the front and two to the rear. There is also a large stone fireplace with inset wood burning stove and a large understairs storage cupboard. There is also a flight of stairs leading to the first floor.

Steps lead down to the kitchen which is fitted with an attractive range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and integrated appliances to include an electric oven with four ring induction hob and extractor hood over. There is also space for an under counter fridge and freezer and a large



inglenook fireplace with bread oven used as a log store. The kitchen also has a stable door and window to the front, a door to the garden and the quirky feature of a spiral staircase leading up to one of the bedrooms.

The kitchen also has a good-sized utility area with door to a fitted shower room.

To the first floor there is a landing area with storage cupboard and doors to the bedrooms and bathroom.

Bedroom one has a window to the side, two velux windows and the spiral staircase down to the kitchen. The second bedroom has a window to the front. The bathroom is fitted with a suite comprising bath with shower over, low level wc and pedestal wash hand basin. There is also a window to the rear.

Outside, the property is approached over a very attractive, elevated cobbled pathway. A shared side pathway leads through to the rear garden which is fully enclosed and predominantly laid to lawn with a decked seating area, a shed and steps leading up to the kitchen door. There is also a small elevated seating area designed to take advantage of the lovely surroundings.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired central heating.

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://expiring.squeezed.ripier> **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 1800 Mbps download and

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

Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks

on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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8. Financial Evaluation 8a At the time that an offer has been made and is being considered by 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.



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