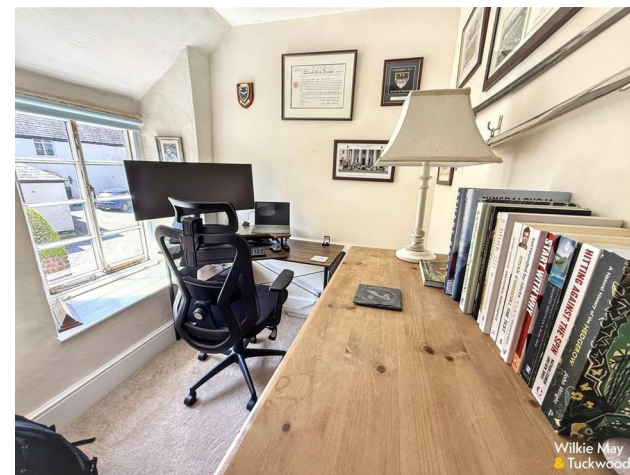




High Street

Taunton TA4 3TA

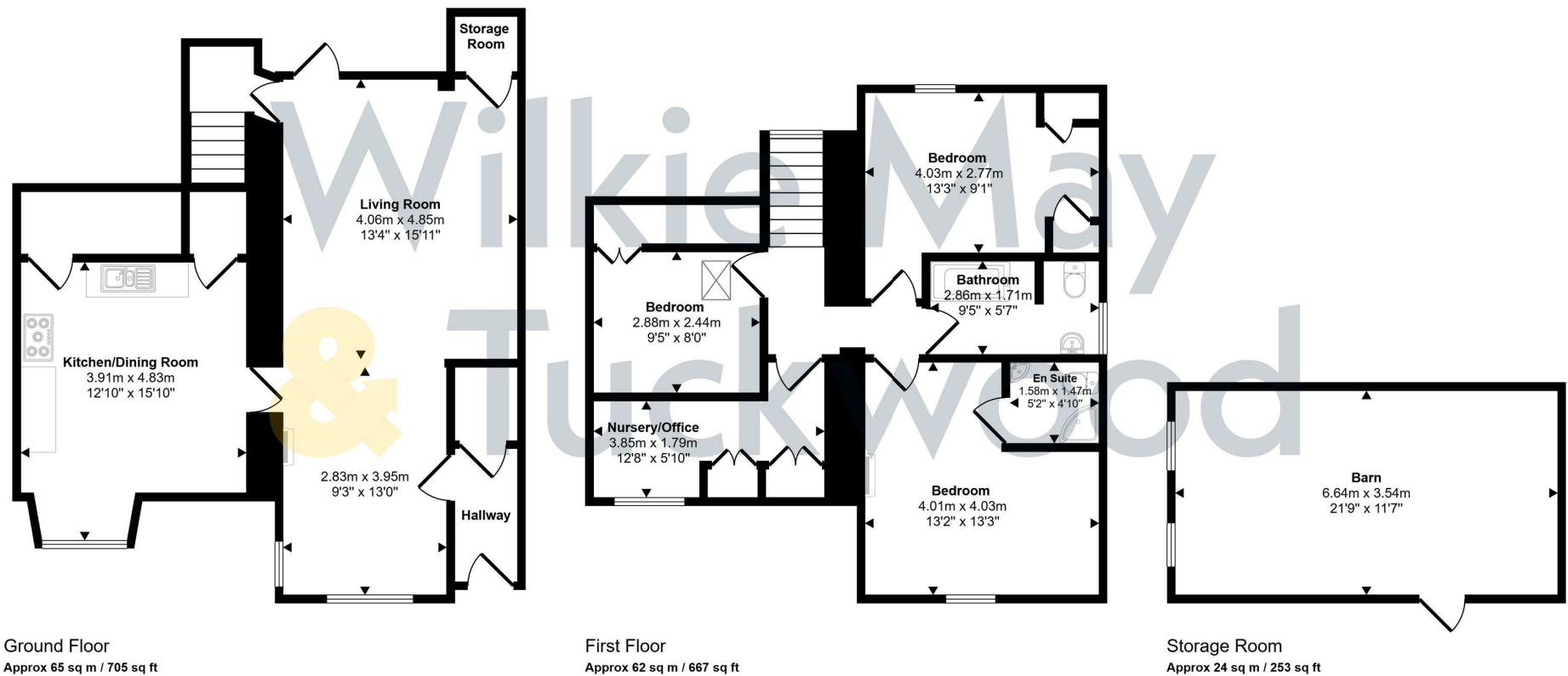
Price £365,000 Freehold

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Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
151 sq m / 1625 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

A well presented and spacious cottage, situated in the heart of the popular village of Stogumber with a wood burner, a barn with potential for conversion, Church Views and a thriving village shop.

- Barn With Potential For Conversion
- Calor Gas Heating
- 3 Bedrooms & Office
- Walled Gardens
- Well Presented Throughout



The accommodation in brief comprises; Solid door into Entrance Hall; storage cupboard, door into open plan Living Room; with double aspect, door to rear garden, ceiling beams, wood burner inset into chimney breast quarry tiled hearth and wooden surround, boiler cupboard with iDeal combi boiler for central heating and hot water, feature cast iron fireplace with wooden surround and tiles hearth. Kitchen/Dining Room; with aspect to front, fitted Kitchen comprising a range of cream coloured cupboards and drawers under a solid wood worktop with inset one and a half bowl ceramic sink and drainer, space and plumbing for washing machine, mixer tap over, space and plumbing for dishwasher, recessed cupboard with space for tall fridge/freezer, space for range oven, with extractor hood over, bay window, ceiling beams.

Stairs to first floor: Landing. En-Suite Bedroom 1; aspect to front, feature cast iron fireplace, with slate hearth, and wooden surround, door into En-Suite – shower cubicle with multi panelled surround, thermostatic mixer shower over, low level WC, wash basin, heated towel rail. Bedroom 2; aspect to rear, 2 x built in wardrobes, views to the open farmland. Bedroom 3; built in wardrobe. Office/Nursery; aspect to front, built in wardrobes. Family Bathroom; with four piece suite, panelled bath, tiled surround, separate shower cubicle, low level WC, heated towel rail.

OUTSIDE: To the rear of the property there is an enclosed walled garden laid to patio and chippings with a covered overhang seating area. A stone barn offers excellent storage with power and lighting.

MATERIAL INFORMATION:

Council Tax Band: D

Tenure: Freehold



Utilities: Mains water, electricity, sewage, gas (propane)

Parking: There is no parking with 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 and so cannot verify that they are in working order or fit for the 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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: D

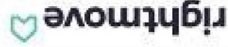
Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download

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

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

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 purchasers 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 in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 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 17th July 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars as 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.



Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

Tel: 01984 634793

