



West Street

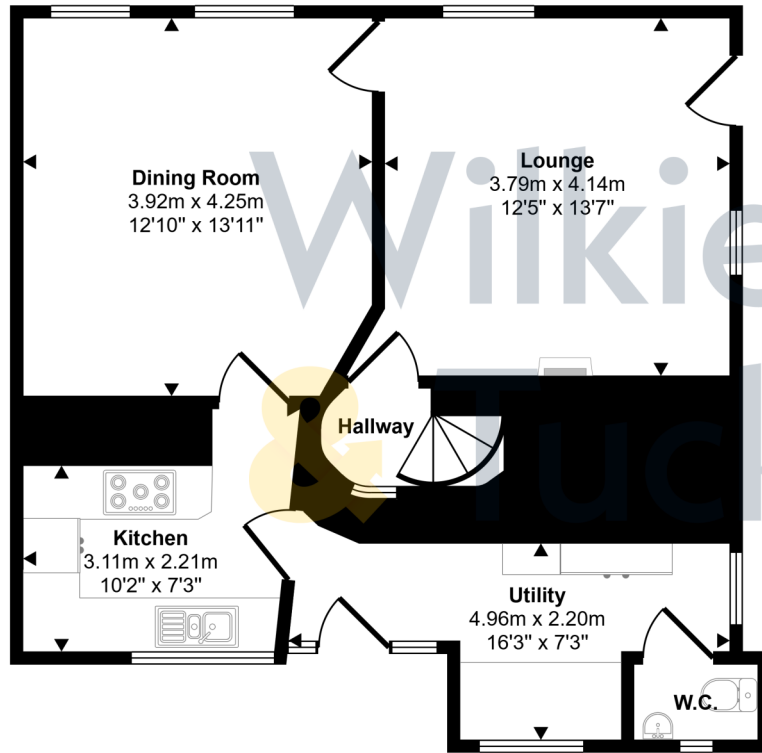
Withycombe, TA24 6PU
Price £385,000 Freehold

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**Wilkie May
& Tuckwood**

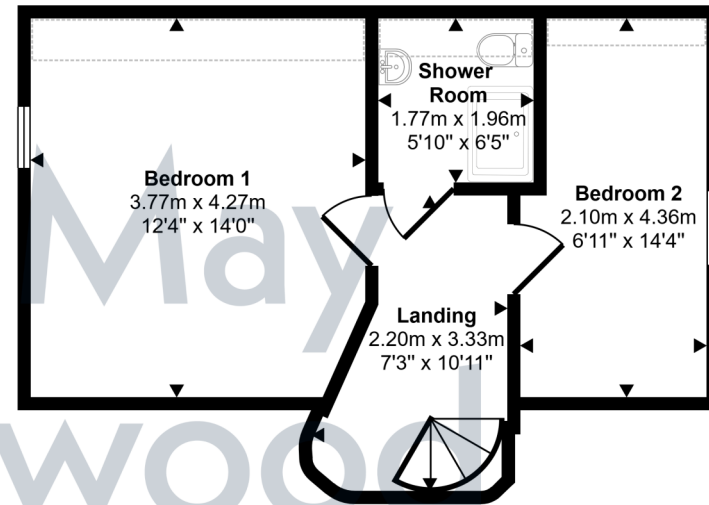
Floor Plan

Approx Gross Internal Area
95 sq m / 1025 sq ft



Ground Floor
Approx 60 sq m / 649 sq ft

Denotes head height below 1.5m



First Floor
Approx 35 sq m / 376 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 beautifully presented and tastefully modernised detached two reception room, two-bedroom cottage backing onto open farmland, situated in the small but sought-after village of Withycombe on the edge of the Exmoor National Park.

Of cob and stone construction under a tiled roof, this lovely property benefits from oil fired central heating and double glazing throughout, a wood burning stove in the lounge, modern fitted kitchen and shower room, a utility room, cloakroom, extensive gardens and off road parking.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Sought-after village location
- 2 reception rooms and utility
- 2 bedrooms
- Large gardens
- Off road parking



Wilkie May & Tuckwood are delighted to be able to offer this lovely cottage.

The accommodation comprises in brief: entrance through part glazed door into a study/utility fitted with units to match the kitchen and a deep desk for office space. There is also space and plumbing for a washing machine, floor heater and a Grant oil fired boiler for central heating and hot water. There are also windows to the rear and side, a door through to the kitchen and a door to a fitted cloakroom.

The kitchen is fitted with a bespoke range of wall and base units, one and half bowl sink and drainer incorporated into granite effect work surfaces, integrated appliances to include two Neff slide and hide ovens with grills and separate warming cabinet below, a three-ring induction hob with extractor hood over, fridge and wine rack. There is also space and plumbing for a dishwasher, a floor heater and window to the rear.

From the kitchen, a door leads through to the dining room which has two windows to the front and feature fireplace with tiled hearth.



A door leads through to the lounge which is a lovely, double aspect room with large fireplace with stone surrounds, tiled hearth, oak beam over and inset wood burning stove. There is also a door giving access to the property which is used as the main entrance as well as a further door giving access to the stairs leading to the first floor.

To the first floor there is a landing area with doors to the bedrooms and shower room. Both bedrooms have aspects to the side, with the larger having a hatch to the roof space. The shower room is fitted with a modern suite comprising a walk-in shower cubicle, low level wc and wash hand basin set into a vanity unit. There is also a heated towel rail and a mirror incorporating a light and shaver point.

Outside, the property has surprisingly extensive gardens which are well tended and laid mainly to lawn with planted borders, inset trees, a greenhouse and vegetable plot all backing onto open arable farmland. To the side of the property there is off road parking.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

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

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: [///boater.texted.vibrating](mailto://boater.texted.vibrating) **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/>

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 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 warranty

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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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH

