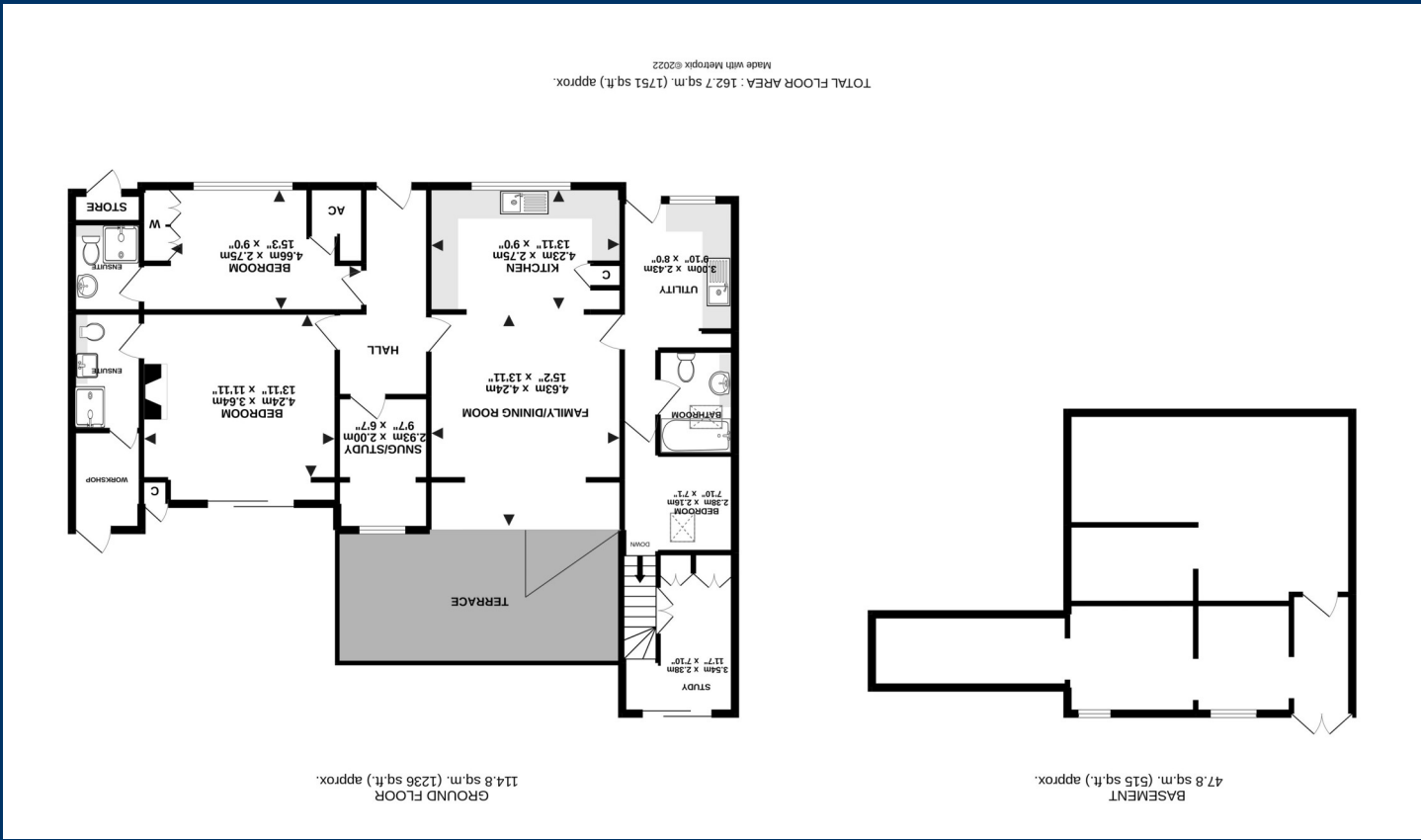




IMPORTANT NOTICE: Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer 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 whatever 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 May 2022. MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate. While we endeavour to make our sales particulars 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.



WILKIE MAY & TUCKWOOD

Tel: 01984 634793
Website: www.wilkie.co.uk
Email: watchet@wilkie.co.uk
35 Swain Street, Watchet, Somerset, TA23 0AE

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

Services: Mains water, mains electricity, mains drainage, Air Source Heat Pump, Solar Panels.

Council Tax: D

GENERAL REMARKS AND STIPULATION

O.I.E.O: £498,000

Silver Leaves
West Quantoxhead | TA4 4EA



Silver Leaves
West Quantoxhead, Somerset. TA4 4EA.

WILKIE MAY & TUCKWOOD



DESCRIPTION: The property comprises a traditionally constructed detached bungalow of brick and block construction, with rendered elevations under a tiled roof with the benefit of uPVC double glazing, air source heating, solar panels, and outstanding uninterrupted views to the Brendon Hills and Bristol Channel.

The accommodation in brief comprises; part glazed door into Utility Room/Boot Room; tiled floor, pine kitchen cupboards and drawers under a rolled edge worktop, inset stainless steel sink and drainer, mixer tap over, decorative tiled splashback's, space and plumbing for washing machine, space for tumble dryer, space for undercounter fridge, hatch to roof space, which offers potential for further conversion, with pine loft ladder. Bathroom; tiled floor, white suite comprising tiled panelled bath, tiled walls, thermostatic mixer shower over, low-level WC, wash basin inset into cupboard, heated towel rail, Velux window. Bedroom 3; Velux window. Stairs to lower office/Study Area; with under stairs storage, sliding uPVC doors with outstanding views to the Bristol Channel and Brendon Hills. Kitchen/Living Room; double aspect, wood effect vinyl tiled flooring, full sliding walk and lock aluminium doors to garden terrace with uninterrupted views to the Brendon Hills and Bristol Channel, multifuel burner on a slate hearth, painted brick surround, Wickes fitted kitchen comprising an excellent range of cupboards and drawers with central matching island, quartz effect resin worktops, inset sink with mixer tap over, integrated dishwasher, four ring Zanussi induction hob and extractor fan over, eyelevel Samsung oven, ample room for dining table. Principal Entrance Hall; part glazed uPVC door, telephone point, travertine tiled flooring. Bedroom One; aspect to rear with outstanding views, laminate wood flooring, open fireplace with decorative wooden surround, slate hearth, sliding patio doors to garden terrace. Door into En-Suite Shower Room; part tiled and part oak laminate flooring, low-level WC, wash basin, tiled worktops, cupboard under, shower cubicle with multi panel walls, thermostatic mixer shower over, heated towel rail, personal door to the workshop. Bedroom Two; wood effect laminate flooring, fitted wardrobes, airing cupboard housing hot water cylinder for hot water supply. Door into En-Suite; laminate wood flooring, shower cubicle with tiled walls, thermostatic mixer shower over, low-level WC, pedestal wash basin, tiled splash backs, heated towel rail. Study; tiled floor, window seat taking in the best of the views.

OUTSIDE: The property is approached over a shared driveway, which is used by three properties including Silver Leaves. There is off road parking for 2 vehicles. The front garden has a useful garden store with natural roof and adjacent pond and door into a small cycle store. To the rear, the bungalow enjoys outstanding views as previously noted and has been landscaped to include a substantial paved roof terrace with glass balustrade and winding path's following a flowing tiered pond with the remainder laid to planted and vegetable beds. Within the garden there is a small workshop, a summer house, a shed, wood store, garden store, and a deceptively spacious under basement storage area leading into a further cellar/storage space.

During the remodelling of the bungalow, the current owners have done their best to install high levels of insulation throughout the property and opted for a modern Air Source Husky heat pump which supplies the heating and hot water to the bungalow supported by four solar panels, which were installed by the owners and therefore do not qualify for any feed in tariffs. The solar panels provide hot water to the immersion tank and also run the fridge freezer and the air source heat pump provides a quarterly renewable heat incentive payment of just under £200.

DIRECTIONS: From our office in Swain Street, turn right and proceed over the railway bridge, turn left onto Brendon Road where after a short distance the road turns into South Road, bends right and then to the left, the road then turns into Doniford Road, keep going straight and through the village of Doniford, proceed up Rydon Hill towards the A39, upon reaching the A39 proceed straight across the main road into Staple Lane, follow the road until reaching a T-Junction, turn right into Weacombe Road where the property will be found after a short distance on the right hand side.

LOCATION: Situated in the popular village of West Quantoxhead, which is served by a local shop, village hall and public house. There are more extensive facilities at Watchet, Williton and Minehead. The county town of Taunton is approximately 18 miles and offers extensive shopping, scholastic, cultural and sporting facilities. The property is well situated for national communications with access to the M5 motorway (J25) at Taunton or (J23) at Bridgwater. Taunton also has a mainline railway station (London-Paddington can be reached in under 2 hours). The beautiful countryside of The Quantock Hills and Exmoor National Park are designated areas of outstanding natural beauty with wooded combs and river valleys, open moorland, pretty villages and a dramatic coastline, the area offers unrivalled walking.



A highly individual, remodelled three bedroom detached bungalow situated in an outstanding position at the foot of the Quantock Hills.

ACCOMMODATION *[All measurements are approximate],*

Entrance Hall, Kitchen, Living/Dining Room

Snug, Study, Utility Room

Bedroom 1 with En-suite, Bedroom 2 with En-Suite, Bedroom 3

Bathroom, Workshop