Dean Prior House
Blackwater, TA20 3LE
£925,000 Freehold

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Wilkie May & Tuckwood

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.
Services: Mains water with meter, mains electricity, septic tank drainage, oil fired central heating.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY
Property Location: ///label.conspire.riverbank
Council Tax Band: G
Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.
Mobile Phone Coverage: Check: https://www.ofcom.org.uk/mobile-coverage-checker
Flood Risk: Rivers & Sea—very low. Surface water—very low.

MPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that: 1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. 2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. 3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. 4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. 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 and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed. Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

The Property Ombudsman
rightmove
Tel: 01823 332121
Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ
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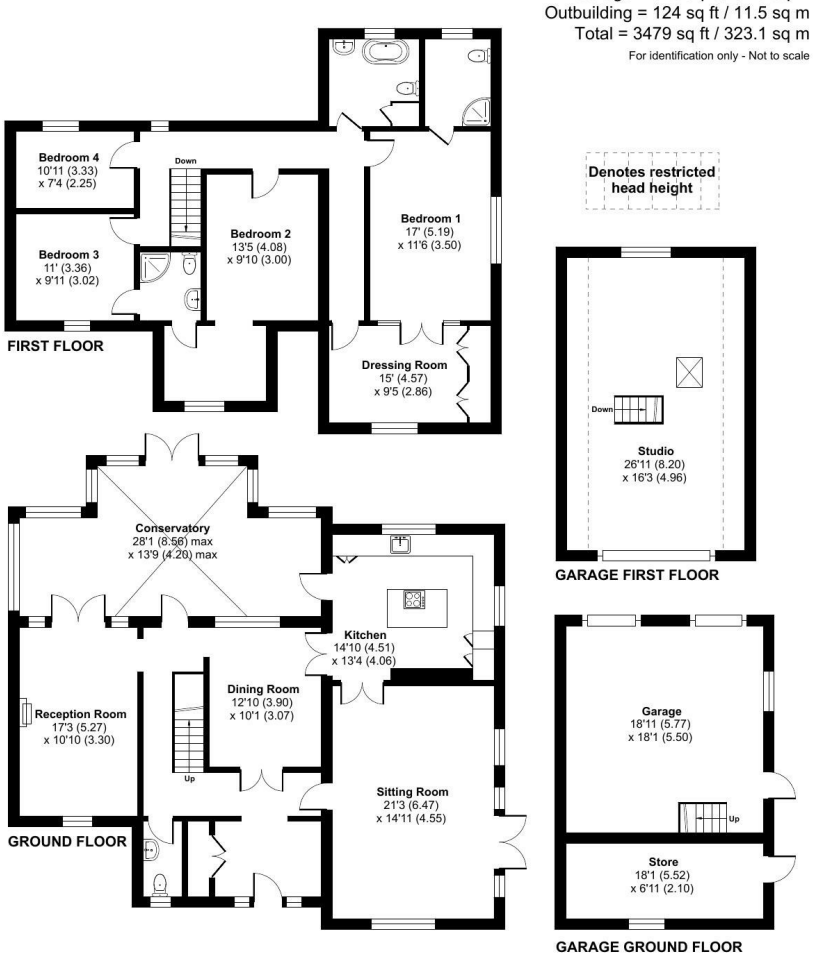
Floor Plan

Blackwater, Buckland St. Mary, Chard, TA20

Approximate Area = 2577 sq ft / 239.4 sq m
Limited Use Area(s) = 105 sq ft / 9.7 sq m
Garage = 673 sq ft / 62.5 sq m
Outbuilding = 124 sq ft / 11.5 sq m
Total = 3479 sq ft / 323.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1467436

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Description

- Five Double Bedrooms
- Detached Family Home
- Approx 0.5 Acre Garden
- Double Garage
- Beautifully Presented Throughout
- Oil Fired Central Heating System
- uPVC Double Glazed Throughout
- Gated Off Road Parking
- Large Conservatory
- Idyllic Rural Location

A superbly presented, five bedroom detached family home, set in approximately half an acre of mature gardens in a rural setting. The property offers spacious and versatile accommodation, including a large conservatory, with a double garage and gated off road parking. Further benefits include uPVC double glazing and oil-fired central heating. The mature gardens provide a good degree of privacy, making this a practical family home with plenty of space both inside and out.

Believed to date back to approximately 1850, this substantial detached family home was significantly extended and refurbished in 1988 and now offers beautifully presented and versatile accommodation arranged over two floors, all set within a stunning countryside position. The accommodation comprises; front door into an entrance hallway with tiled flooring, stairs rising to the first floor and a large storage cupboard providing useful space for coats and shoes along with space and plumbing for a tumble drier. From the hallway, access leads into a useful ground floor cloakroom fitted with a low level WC and wash hand basin. The living room enjoys a dual aspect with views to the front and side of the property whilst French doors open directly out into the garden. The kitchen is fitted with a good selection of matching wall and base storage units with work surfaces above together with a central island incorporating an integrated hob with extractor fan above. Integrated appliances include a double oven, microwave, freezer, two fridges and a dishwasher. There is a separate dining room featuring tiled flooring and an attractive beamed ceiling together with a cosy family room/snug complete with wood burning stove and spotlighting. A real feature of the property is the large conservatory extension which benefits from underfloor heating, further storage cupboards, additional work surface space, an integrated washing machine and doors opening out into the garden. On the first floor there are five good size double bedrooms. The master bedroom benefits from a spacious en-suite shower room comprising low level WC, wash hand basin and shower cubicle. Sliding doors interconnect with bedroom five, which features integrated wardrobes and offers flexibility to be used either as a dressing room to the principal bedroom or as an independent fifth bedroom. Bedrooms two and three share a 'Jack-and-Jill' style en-suite shower room. In addition, there is a family bathroom fitted with a bath, low level WC and wash hand basin. The gardens are a real feature of the property and extend to approximately half an acre, enjoying a high degree of privacy and a beautiful rural outlook. The grounds are predominantly laid to lawn with a variety of established trees, mature flower and shrub borders together with a large patio area ideal for entertaining. Further features include a pond with water feature, outside tap, gravel seating area and double timber gates providing additional off road parking suitable for a motorhome or van. The double garage benefits from two electric up and over doors together with power, lighting and a water tap. Stairs within the garage lead to a useful additional storage area which could potentially create a workshop or annex space, subject to the necessary consents. Behind the garage is a further workshop/storage area which has previously been utilised as a gym and sauna. The property is approached via a gated gravel driveway providing ample off road parking for several vehicles and with an electric car charging point.

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