Taunton TA4 4DX

Price £695,000 Freehold

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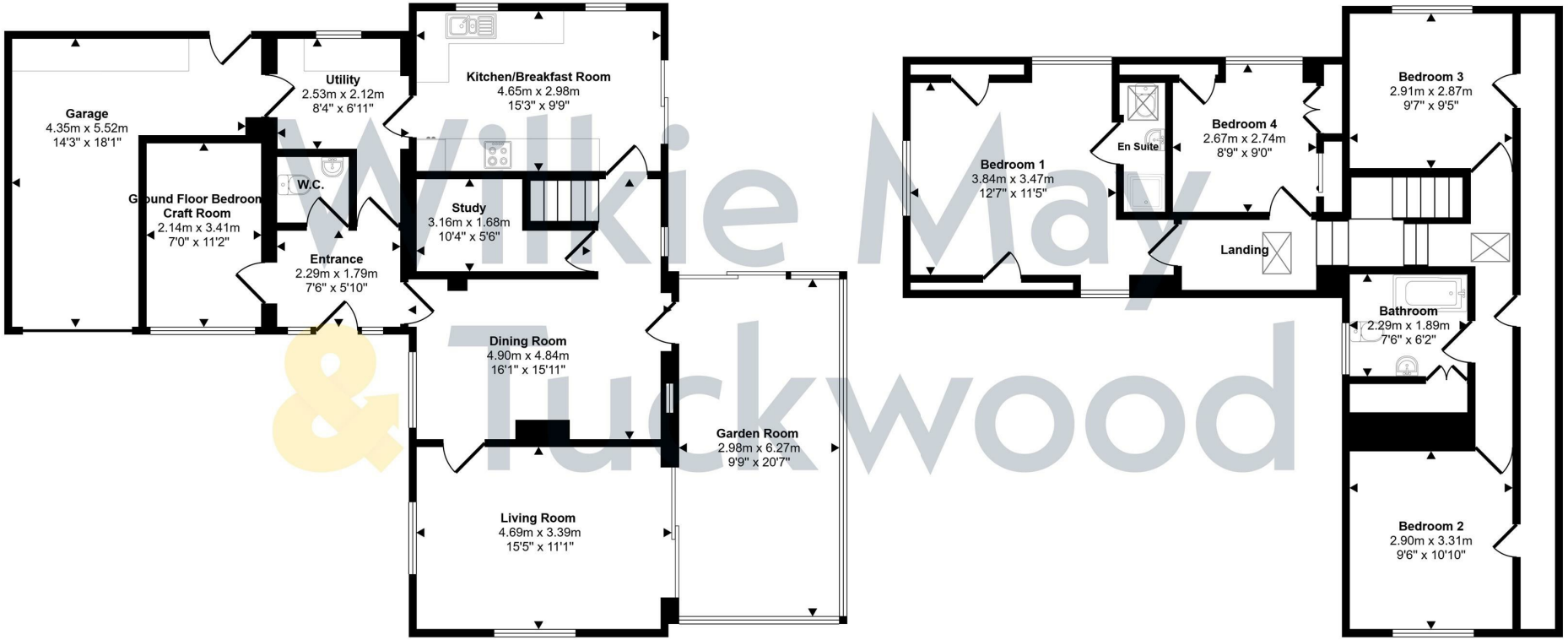
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
191 sq m / 2060 sq ft



Ground Floor
Approx 116 sq m / 1244 sq ft

First Floor
Approx 76 sq m / 815 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.

WM&T

Description

FAR REACHING VIEWS - Situated in arguably one of the best locations in West Somerset - A substantial detached four/five bedroom family home at the foot of Quantock Hills.

- Outstanding Views
- Garage & Off Road Parking
- Flexible Accommodation
- Oil Fired Central Heating
- Viewings Recommended
- Edge Of The Quantock Hills
- Within Easy Reach Of The M5

A detached property, situated on the edge of the Quantock Hills, with flexible and well maintained extended four/five bedroom accommodation arranged over two floors that has been our clients home for over 33 years. The property is one of just a handful in this location, surrounded by open countryside with the uninterrupted vista of the Bristol Channel directly in front. The property is well situated to explore the Quantocks, Exmoor and Brendon Hills, yet is within 30 minutes of the M5 motorway and national rail links. If you are looking for a home in a peaceful location with enough room to host your visiting friends and family, then this property is certainly worth a viewing.

The accommodation in brief comprises; Part glazed UPVC door into spacious Entrance Hall;

Door into downstairs WC, wash basin with tiled splashback.

Door into ground floor Craft Room/Office/Occasional Bedroom; with aspect to front,

glazed door into Dining Room, aspect to side.

Door into Living Room; with triple aspect, inset coal effect propane gas fire, far reaching sea views, sliding patio doors to the

Garden Room; with a triple aspect and stunning scenery, overlooking the adjoining farmland and the Bristol Channel towards Minehead and the Welsh coastline, with two lantern windows.

Door to office area under the stairs.

Door into Kitchen/Breakfast Room; with double aspect, sliding patio doors to the garden, tiled floor, modern shaker style kitchen comprising a range of cream cupboards and drawers under a wood effect rolled edge worktop with inset one and a half bowl sink with mixer tap over, tiled splashbacks, fitted electric double oven, four ring electric hob, extractor hood over, built in dishwasher.

Door into Utility Room; with Grant oil fired boiler for central heating, space for American fridge freezer, space for tall fridge freezer, space and plumbing for washing machine, space for tumble dryer, worktop, window with views to the Bristol Channel.

Door into the Garage; with door to the rear garden, roller door, power and lighting.

Stairs to the first floor half landing.

Stairs to En-Suite Bedroom One; with a triple aspect, eaves storage, hatch to roof space.

Door into En-suite Shower Room; with shower cubicle thermostatic mixer shower over, low level WC, pedestal wash basin, shaver point.

Bedroom 4; with aspect to side, fitted wardrobes and eaves storage.

Bedroom 3; with aspect to side and views, eaves storage.

Secondary landing with eaves storage and Velux window.

Family Bathroom; with panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, light and shaving point, airing cupboard housing the hot water cylinder with immersion switch, wood slat shelving.

Bedroom 2; with aspect to front, eaves storage, hatch to roof space.

OUTSIDE: The property has a generous driveway affording off road parking for several vehicles. There is direct access into the Garage and a further hardstanding driveway with slabs and gravel offering space for a motorhome/caravan or trailer. The gardens wrap around the property taking in the incredible uninterrupted vista surrounded by the patchwork arable farmland with the Bristol Channel beyond. Within the garden there is a Summerhouse, Greenhouse and patio terrace, vegetable beds and two sheds.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: E

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

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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.

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