



## Sampford Brett

Taunton TA4 4JY

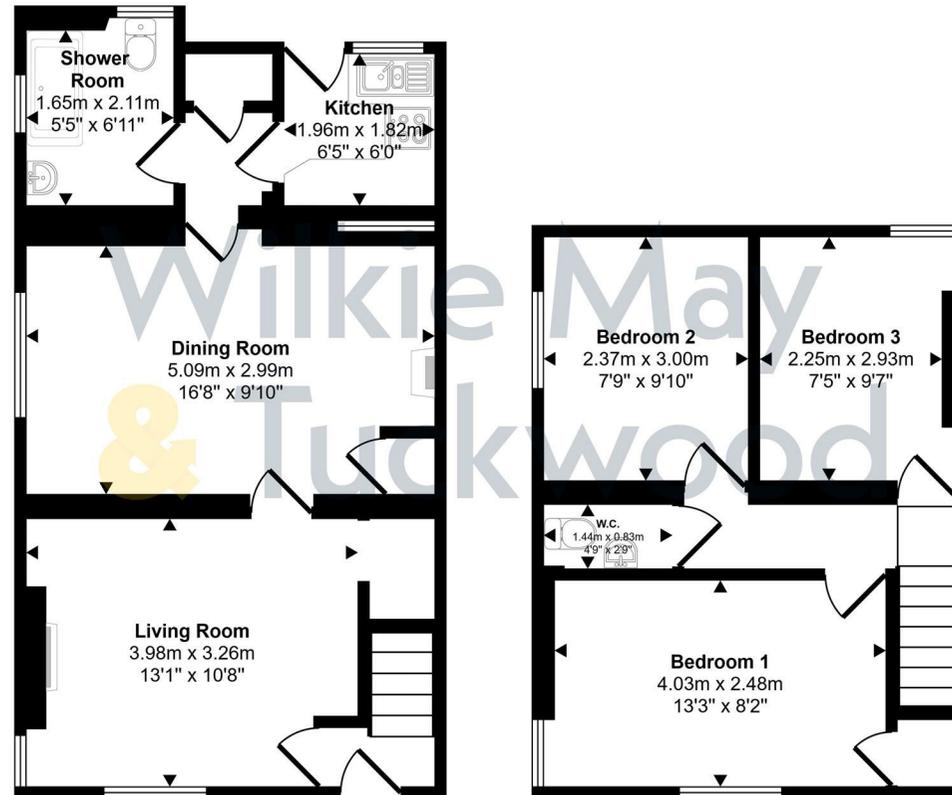
Price £295,000 Freehold



# Wilkie May & Tuckwood

# Floorplan

Approx Gross Internal Area  
78 sq m / 843 sq ft



Ground Floor  
Approx 45 sq m / 481 sq ft

First Floor  
Approx 34 sq m / 361 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

**NO ONWARD CHAIN - A three bedroom end of terrace cottage, Listed Grade II, situated in the sought after village of Sampford Brett with No Onward Chain.**

- End Of Terrace Attractive Cottage
- Listed Grade II
- Gardens
- Off Road Parking
- Popular Village Location



The property comprises an end of terrace cottage built by the Acland Hood family, of local red sandstone with diamond roof tiles, with the benefit of electric heating, off road parking and good sized gardens. The cottage is in need of modernisation and is available with No Onward Chain.

The accommodation in brief comprises; Wooden door with square viewing panel into Entrance Hall; flagstone floor.

Door into Living Room; double aspect, flagstone floor, woodburner inset into chimney breast with stone and brick surrounds, wooden mantle over.

Door into Dining Room; with a herringbone wood block floor, aspect to side, woodburner inset into the chimney breast with tiled hearth, reclaimed beam over, airing cupboard housing modern foam lagged cylinder with immersion switch.

Ground Floor Bathroom; with shower tray, thermostatic mixer shower over, low level WC, wash basin.

Kitchen; with aspect to rear, tiled floor, stable door to the rear garden, basic range of cupboards and drawers under a rolled edge worktop with inset sink and drainer, mixer tap over, space for electric cooker, extractor hood over, space for an under counter fridge.

Stairs to the first floor landing; hatch to roof space.

Bedroom 1; aspect to front, cupboard over the stairs. Bedroom 2; aspect to side. Bedroom 3; aspect to rear.

Separate WC; with low level WC, wash basin.

OUTSIDE: The property has off road parking for 2/3 vehicles via a gravelled hardstanding. The gardens lie to the West of the parking area and are laid to lawn, incorporating a pond with established hedged boundaries. Within the garden there is a summerhouse and outbuilding with power and lighting.



AGENTS NOTES: Please note that due to the age of the property, the neighbours have pedestrian right of access across the rear yard for maintenance. In May 2025 Bats were discovered in the loft space and reported.

MATERIAL INFORMATION:

Council Tax Band: D

Tenure: Freehold

Utilities: Mains water, electricity, sewage. Electric heating.

Parking: There is off road parking at 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](https://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](https://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](https://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.



**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

**Services:**

**Local Authority:**

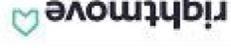
**Property Location: Council Tax Band: D**

**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.gov.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, references 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 or representatives or agents 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 30th March 2026. 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.  
 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 feature 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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