





High Street

Stogumber TA4 3TA

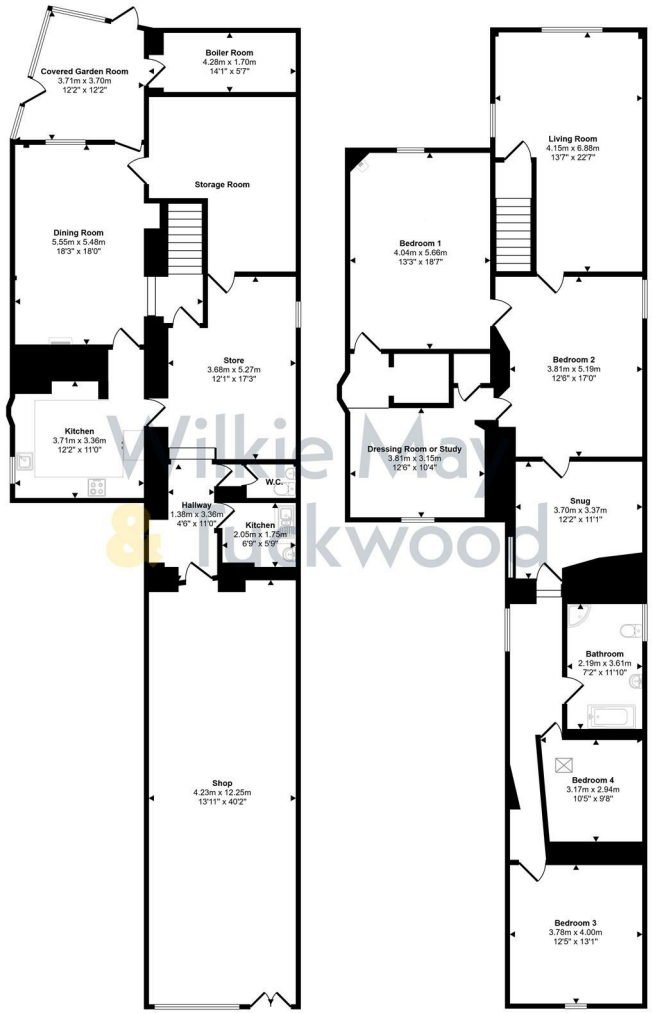
Price £200,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
325 sq m / 3496 sq ft



Ground Floor
Approx 169 sq m / 1823 sq ft

First Floor
Approx 155 sq m / 1673 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

A unique opportunity to purchase a mix commercial/residential property with the opportunity to work from home in a favoured village on the edge of the Quantock Hills.

- GUIDE PRICE £200,000-£250,000
- Development Opportunity
- Substantial Living Accommodation
- Central Village Location
- Live-Work Opportunity
- Private Garden

The property comprises a former village store, owned by our clients since 2007 which at the time was bought as a going concern. The current village stores are now community owned following our clients retirement, and the business is moving just next door this Spring. The building is substantial and offers a very unique opportunity to own a commercial premises with extensive owners living accommodation over. Aptly named “Central Stores” the building is opposite the Church and adjacent to the Pub. It is in need of modernisation, but is offered to the market at a very competitive price with No Onward Chain.

The accommodation in brief comprises; Door into the open plan Shop; part glazed wooden door into Rear Hall; door into Kitchenette with tiled floor, stainless steel sink and drainer, pedestal wash basin, basic range of kitchen units. Staff WC; with tiled floor, low level WC, wash basin with Redring electric instant hot water heater. Open plan Stock Room. Kitchen; with solid oak fitted kitchen and granite worktops with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, fitted electric hob with extractor fan over, two eye level electric ovens, integrated dishwasher, integrated washing machine, door into Dining Room; with woodburner, exposed brick work, wooden mantle piece over, under stairs storage cupboard, door into rear coveryard Garden Room. Door into Boiler Room; with floor standing Myson Calor gas boiler. Stairs to first floor from the Stock Room; Into the L Shaped Sitting Room with double aspect, exposed ceiling beams, door into Snug; with aspect to side, door into Bedroom; with aspect to rear; door into Dressing Room or Study with airing cupboard housing a modern foam lagged tank with immersion switch. Inner Hall; Family Bathroom; with four piece white suite comprising roll top bath, mixer shower attachment over, corner shower cubicle with electric mira sport shower over, low level WC, wash basin inset into vanity cupboard, heated towel rail. Bedroom; with Velux window. Bedroom; aspect to front overlooking the Church Yard.

AGENTS NOTE: The property is Listed Grade II

OUTSIDE: To the rear of the property there is an enclosed walled garden, laid to chippings and lawn with access to a small outbuilding/garden store.

MATERIAL INFORMATION:

Council Tax Band: D- Flat over. Shop – Currently exempt from business rates.

Tenure: Freehold

Utilities: Mains water, electricity, sewage

Parking: There is no parking at this property.

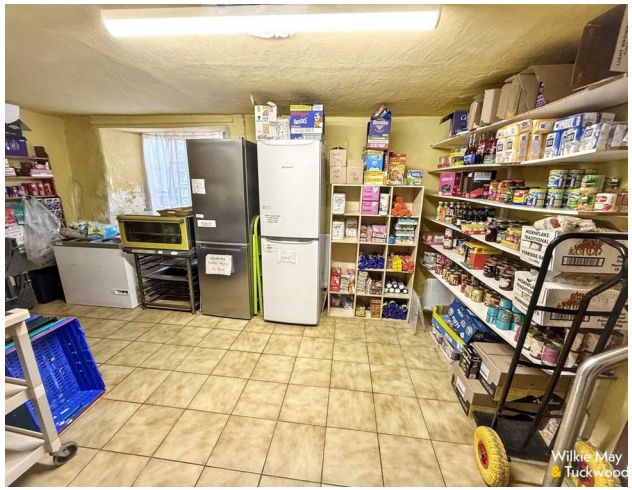
Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

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

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

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.

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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 the 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.











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 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 28th October 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular 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 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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The Property Ombudsman

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