



## Great House Street

Timberscombe TA24 7TQ

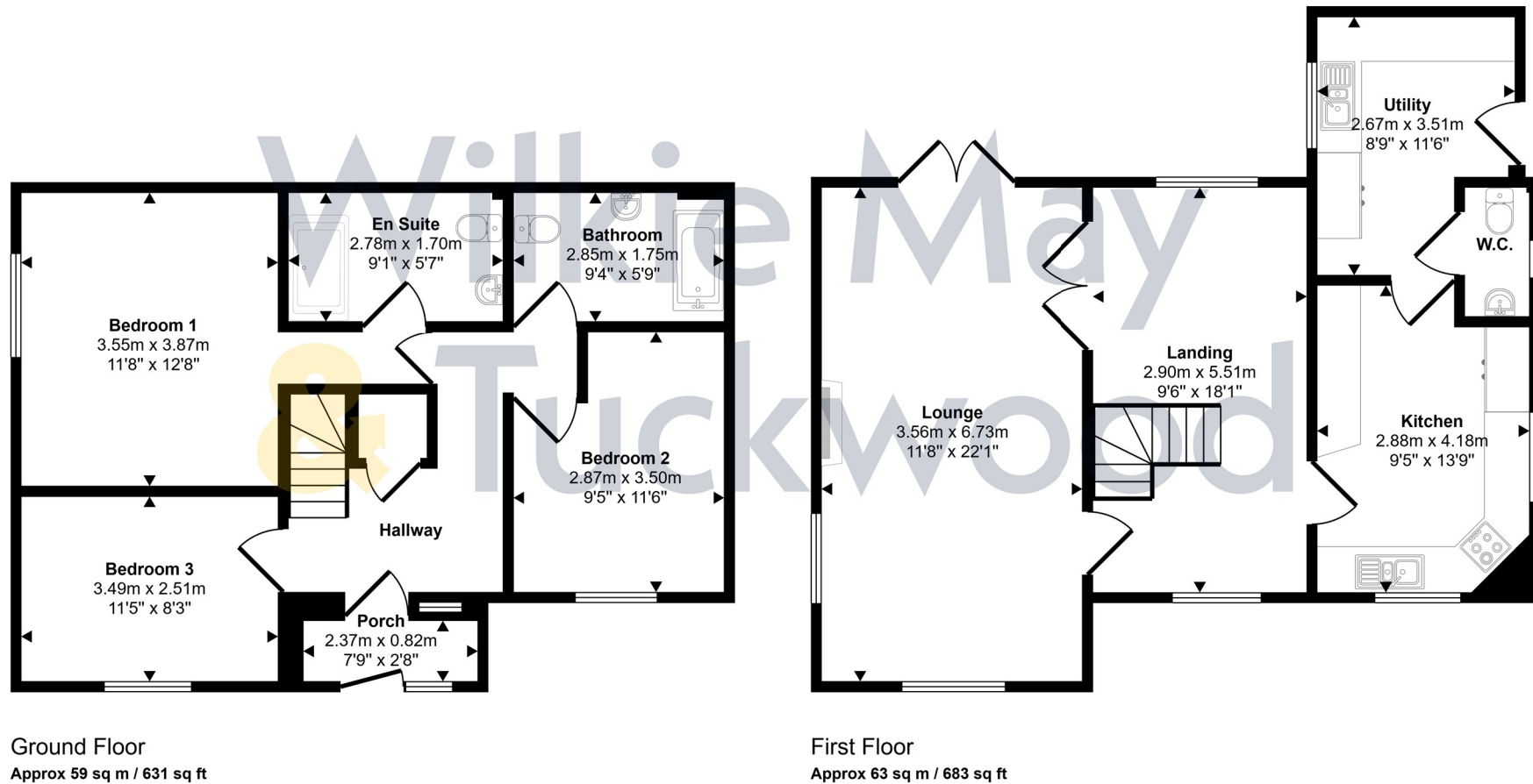
Price £525,000 Freehold



Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
122 sq m / 1314 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

**An attractive three-bedroom detached “upside down house” which has been designed to take full advantage of the wonderful far reaching views situated in a tucked away position within the popular village of Timberscombe.**

**Of cavity wall construction under a pitched roof, this property benefits from oil fired central heating and double glazing throughout, a utility room, cloakroom, en-suite to the master bedroom, a double garage with off road parking and large terraced garden enjoying stunning panoramic views over the house to the surrounding countryside.**

- Popular village location
- Wonderful far reaching views
- Large attractively terraced garden
- Double garage with parking
- Internal viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this three-bedroom detached house.

The accommodation comprises in brief: entrance through front door into a porch with door through to the hallway which has a large storage cupboard, stairs to the first floor and doors to the bedrooms and bathroom. Two of the bedrooms are good-sized double rooms, one with an en-suite shower room.

To the first floor there is a large landing area with windows to the front and rear giving ample room for use as a dining area. From this dining area, doors open into the lounge and the kitchen.

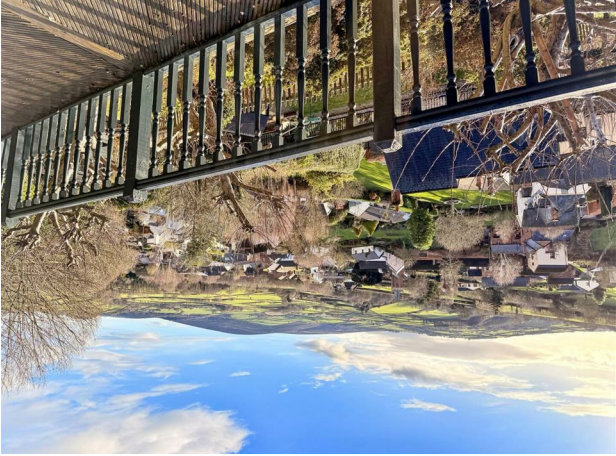
The lounge is a large triple aspect room with windows to the front and side taking full advantage of the views and French doors to the rear opening to a patio area. There is also an attractive feature fireplace.

The kitchen is fitted with a range of wall and base units,



sink and drainer incorporated into work surface with tiled surrounds, integrated double oven, integrated hob with extractor hood over and space with plumbing for a dishwasher. A door leads through to the fitted utility room which has a door to the fitted cloakroom and a door to the garden.

Outside to the front, the property is approached over a driveway shared with the adjoining owner leading to the double garage and parking. Steps lead through an attractive archway rising up to the house with pathways around either side of the house and a patio area immediately outside the lounge. To one side there is a greenhouse and the oil tank is housed outside the utility room. Steps then lead up to the first tier of the garden which is predominantly laid to lawn with magnificent views over the house to the surrounding countryside and a summerhouse positioned to take full advantage of the views. Behind this first area, steps lead up to a further area of garden with fruit trees, lawned area, raised vegetable beds and a raised decked area all backing onto woodland.



## GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Freehold

**Services:** Mains water, drainage and electricity. Oil fired central heating

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1

**Property Location:** <http://grab.continued.sweat>

**Council Tax Band:** E

**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

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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 1998. 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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