





Willett

Taunton TA4 3QA

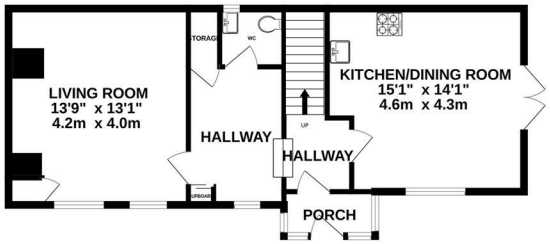
Price £700,000 Freehold

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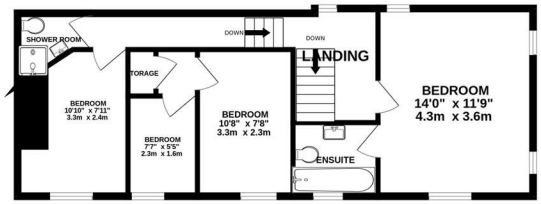
Wilkie May & Tuckwood

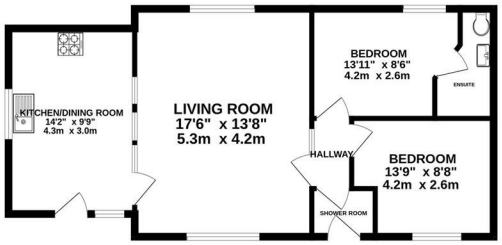
Floorplan

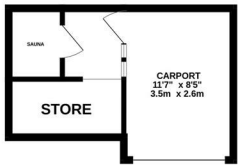
GROUND FLOOR
1400 sq.ft. (130.1 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.







TOTAL FLOOR AREA : 1949 sq.ft. (181.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

A unique opportunity to purchase two properties, situated in an idyllic semi-rural position within a few minutes' drive of the Quantock Hills.

- Well Presented Accommodation
- Multi Generational Living
- Rural Area
- Income Potential
- Ample Off Road Parking

The property comprises two detached properties under one title, available to purchase and occupy in a variety of different ways. The principal home comprises a detached three-bedroom extended country cottage with private gardens, with a detached two-bedroom bungalow/annexe just 20 metres away that could be used by a family member or for income generation through holiday letting which the current owner is doing very successfully.

The accommodation comprises in brief: (Principal Cottage) part glazed stable door into the solid oak framed Entrance Porch; heated towel rail. Part glazed wooden door into the spacious Entrance Hall, with a slate tiled floor, Everhot electric oven, storage cupboard, utility cupboard housing the Grant oil fired boiler, space and plumbing for a washing machine, storage over. Downstairs WC; with low level Wc, bidet, wash basin with tiled splashback, heated towel rail, wood effect laminate flooring. Kitchen/Dining Room; with a double aspect, French doors to the side garden, modern fitted kitchen comprising a range of modern dove grey cupboards and drawers under a bevelled edge solid oak worktop with inset one and a half bowl ceramic sink and drainer, mixer tap over, fitted electric oven, four ring hob and extractor hood over, slate tiled splashback, space and plumbing for a dishwasher, space for tall fridge/freezer, ample room for dining table. Living Room; aspect to front, alcove cupboard, wood burner inset into chimney breast with bread oven and old stairs, slate hearth, wood effect laminate flooring.

Stairs to the first floor, half landing. Stairs to En-Suite Bedroom 1; double aspect and built in wardrobes. En-Suite Bathroom with jacuzzi bath, mixer shower attachment over, low level Wc, wash basin, two heated towel rails. Secondary landing with airing cupboard housing foam lagged cylinder with immersion switch. Bedroom Two; aspect to front, built in wardrobe. Bedroom 3; aspect to front. Bedroom 4/ Study; aspect to front. Shower Room; wood effect laminate flooring, corner shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, wash basin, heated towel rail.

Outside; the principal cottage has off road parking via a tarmacdam driveway, along with a car port, log store and built in sauna. The gardens are to the rear and side of the property and enjoy a high degree of privacy.

(Bungalow/Annexe) - a modern and recently constructed detached two bedroom bungalow with its own dedicated driveway, complete with electric gate, and off-road parking for a number of vehicles. The property is heated by and electric heating system and generates around £14,000 a year in letting income before deductions. Equally it would make a very comfortable annexe for both a young or elderly family member.

Door into Kitchen; wood effect laminate flooring, aspect to side, fitted kitchen comprising a range of grey coloured cupboards and drawers under a wood effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, induction hob, extractor hood over, integrated fridge/freezer, space and plumbing for a washing machine, ceiling beams. Living Room; wood effect laminate flooring, double aspect, glazed panels with aspect to Kitchen. En-Suite Bedroom; wood effect laminate flooring, aspect to rear, door into shower room, with tiled walls, shower tray, with thermostatic mixer shower over, wash basin, low level WC, heated towel rail. Bedroom 2; aspect to front, built in wardrobe. Separate WC; wood effect flooring, low level WC, wash basin, heated towel rail.

MATERIAL INFORMATION:

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, private sewage.

Parking: There is plenty of 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991
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.











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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.

Tel: 01984 634793

Wilke May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23 0AE

The Property Ombudsman

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