



Higher Park Lane

Cutcombe TA24 7AG

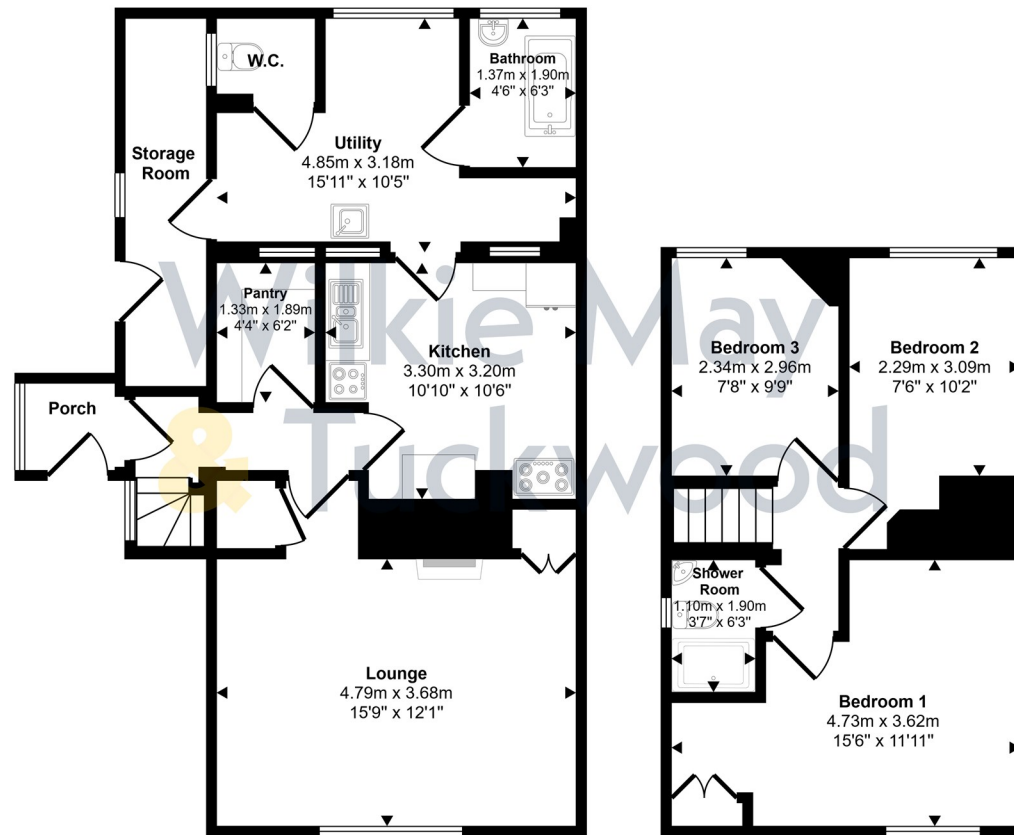
Price £295,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
100 sq m / 1074 sq ft



Ground Floor
Approx 63 sq m / 678 sq ft

First Floor
Approx 37 sq m / 396 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

A three-bedroom semi-detached house situated within the popular Exmoor National Park village of Cutcombe with large garden, detached garage, off road parking and wonderful countryside views.

Of cavity wall construction under a pitched roof, the property is in need of general updating and is offered for sale with NO ONWARD CHAIN.

- Popular village within the Exmoor National Park
- In need of general updating
- Large garden backing onto open farmland
- Lovely views of the surrounding countryside
- NO ONWARD CHAIN



The accommodation comprises in brief: entrance to the side through front door into a porch with door through to the hallway. From the hallway, doors open to a large shelved pantry, the lounge and kitchen and stairs rise to the first floor.

The lounge is a good-sized room to the front of the property with window affording lovely countryside views, tiled fireplace concealing an inglenook, airing cupboard and original fitted dresser.

The kitchen is fitted with a coal fired range with back boiler, has two windows to the rear and a door into a utility area with doors to a fitted bathroom and a separate wc. To the side of the utility, there is a door into a storage room with window to the side and door to outside.

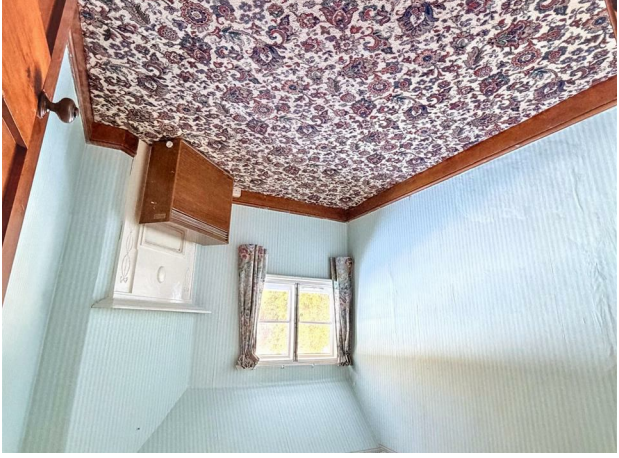
To the first floor there is a landing area with doors to the bedrooms and fitted shower room. There is also access to the loft which has electric light and houses a separate immersion heater to heat the upstairs water.



The master bedroom is a good-sized room to the front of the property with window affording lovely views of the surrounding countryside and storage cupboard. Bedrooms two and three have aspects to the rear with far reaching views over the garden to the farmland beyond and Dunkery Beacon on the horizon. The shower room is fitted with a three piece suite and has a window to the side.

Outside to the front, the property is approached over a driveway providing off road parking leading to the garage. Directly in front of the house is a lawn and to the side, a garden planted with mature shrubs, soft fruit bushes and apple trees. There is also a greenhouse, log shed, patio and vegetable plot.

To the rear there is a large garden predominantly laid to lawn and offers potential for various landscaping or smallholding projects.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity are connected.

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

Property Location: <http://inhalas.factories.overcomes.com> Council Tax Band: C

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.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>

Planning: Local planning information is available on <http://www.somersetweststandtaunton.gov.uk/asp/>

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, 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 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 30th June 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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