



Church Close

Carhampton TA24 6NS

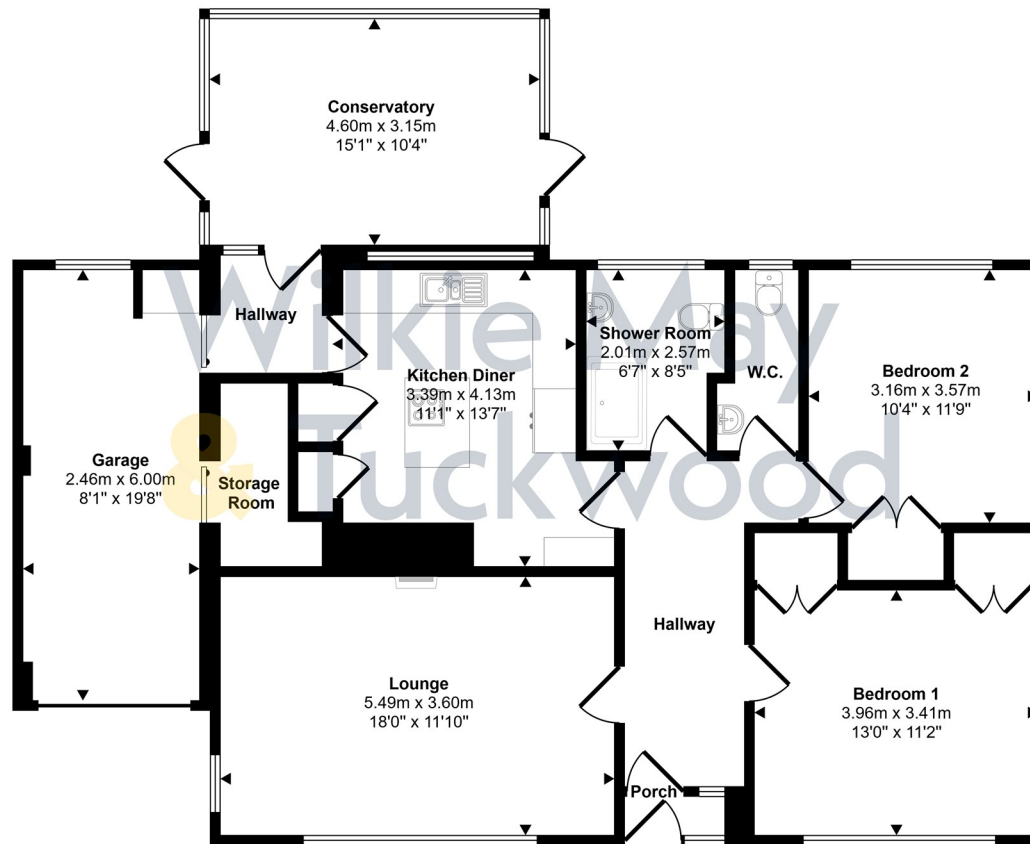
Price £300,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
123 sq m / 1322 sq ft



Floorplan

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 two double bedroom detached bungalow situated within a quiet residential area in the popular village of Carhampton.

Of cavity wall construction under a pitched roof, the property benefits from electric central heating and double glazing throughout, a garage with off road parking, a large conservatory, attractive level gardens and lovely views towards the Church and Eastbury Hill.

AGENT'S NOTE: The roadway leading down to the property from number 4 Church Close is unadopted and shared with numbers 5 and 6 Church Close.

- Popular village location
- Garage with off road parking
- Good-sized level garden
- Lovely views towards the Church and Eastbury Hill
- Internal viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this two double bedroom property.

The accommodation comprises in brief: entrance through front door into a porch with door through to a good-sized hallway with doors to the principle accommodation.

The lounge is a double aspect room with large window to the front and window to the side and fireplace with inset wood burning stove.

The kitchen is to the rear of the property and fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated double oven, island unit with integrated hob, space and plumbing for washing machine and dishwasher and space for fridge freezer. There are also two storage cupboards, a window to the rear and door to an inner hallway. From the inner hallway, a door opens into the conservatory which affords lovely views over the garden.



Both bedrooms are double rooms, one with an aspect to the front and two fitted wardrobes and the other with views over the garden and one fitted wardrobe. There is also a shower room with fitted three piece suite and an additional wc alongside.

Outside, the frontage of the property has been tarmaced to provide off road parking with a hedge providing screening. The garage is to the side and has a window to the rear and sliding door into the inner hallway.

To the rear there is a good-sized level garden predominantly laid to lawn with flower and vegetable beds, a pond, a fruit tree, a patio and a shed. From the garden there are lovely views towards the church and Eastbury Hill.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

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

Property Location: //beards.blackbird.apes **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 61 Mbps download and 13 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>

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

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