





Furzehill Lane

Winsford TA24 7JF

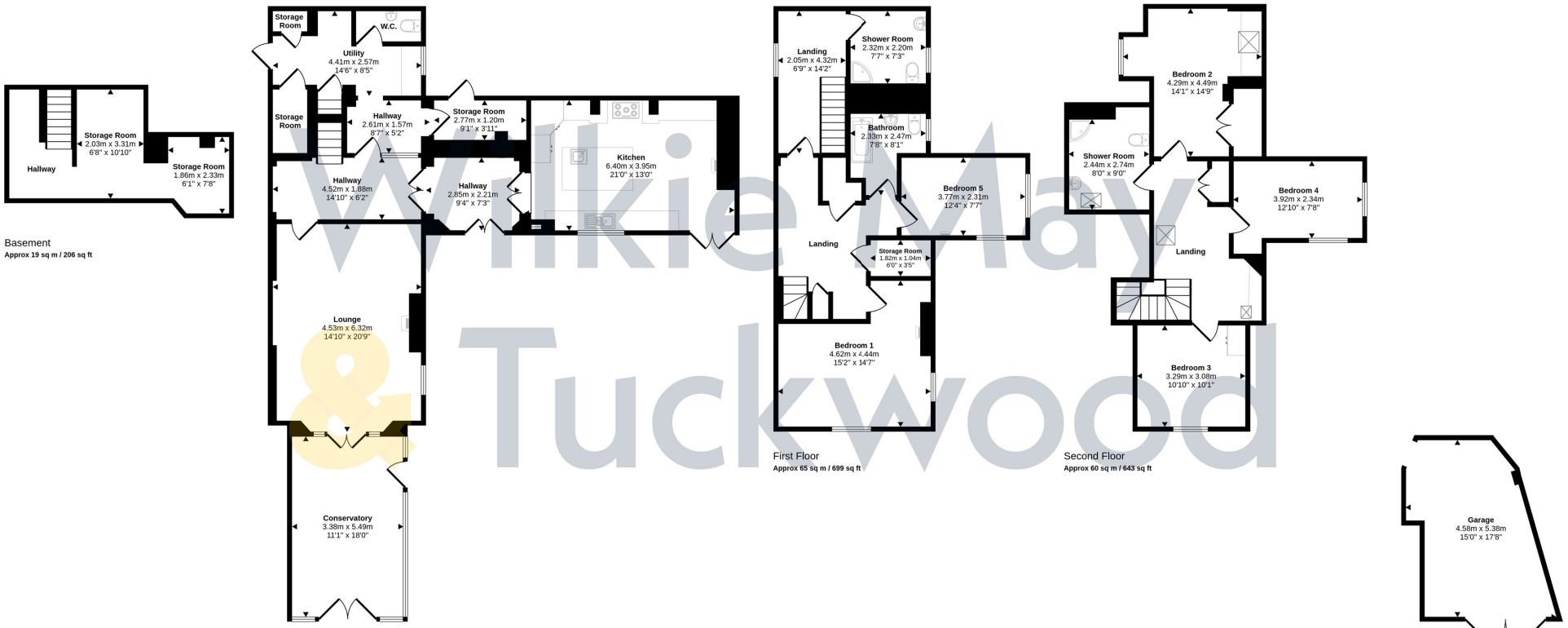
Price £595,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
277 sq m / 2979 sq ft



Basement
Approx 19 sq m / 206 sq ft

Ground Floor
Approx 114 sq m / 1232 sq ft

First Floor
Approx 65 sq m / 699 sq ft

Second Floor
Approx 60 sq m / 643 sq ft

Garage
Approx 18 sq m / 199 sq ft

Denotes head height below 1.5m

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.

Wilkie May & Tuckwood

WM&T

Description

A SPACIOUS FIVE-BEDROOM ATTACHED HOUSE - situated within the popular village of Winsford with gardens, garage, parking and lovely views. Internal viewing highly recommended to appreciate the accommodation offered.

- Sought after Exmoor National Park village of Winsford
- Spacious five-bedroom accommodation over three floors
- Garage and off road parking for several vehicles
- Good-sized gardens
- Lovely views from the first and second floors over the surrounding countryside
- Useful cellar
- NO ONWARD CHAIN





Of stone construction under a pitched roof and although in need of general updating, this property does retain many original features to include a beautiful flag stone floor in the kitchen and open fireplaces in many of the rooms. Modern conveniences also include oil fired central heating and double glazing throughout.

The accommodation comprises in brief: entrance through front door into a spacious hallway with double doors into the kitchen, door into the lounge and stairs to the first floor.

The kitchen is a large room with beautiful flag stone floor, original fireplace with inset wood burning stove and window and French doors opening to the front. It is fitted with an extensive range of wall and base units, butler style one and a half bowl sink incorporated into quartz work surface, integrated range cooker and island unit with further sink.

The lounge is another large room with window to the side, open fireplace and double doors opening into a large conservatory with stone floor, door to the side and French doors opening to the garden.

From an inner hall, there is access to several store rooms, a utility, a cloakroom and stairs down to the cellar.

To the first floor there is a good-sized landing with three storage cupboards and doors to two of the bedrooms and bathroom. A further landing area gives access to a shower room and has stairs to the second floor.

The remaining three bedrooms are on the second floor together with a shower room.

Outside, the property is approached over a driveway which is shared with four other properties. There is plentiful off road parking and access to the garage. Immediately outside the house there is a level area of garden laid to lawn together with a patio, shed and summerhouse. There is also a further larger area of garden laid to lawn with mature trees and shrubs.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water and electricity are connected. Septic Tank drainage. Oil fired central heating.

Local Authority: Somerset Council, Taunton TA1

Property Location: ///increased.surviving.weekday **Council Tax Band:** E

Broadband and mobile coverage: We understand 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.org.uk .

Flood Risk: Surface Water: Low risk Rivers and 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.somersetwestandtaunton.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, 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 April 2024. .
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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