





Bakers Orchard

Crowcombe Heathfield TA4

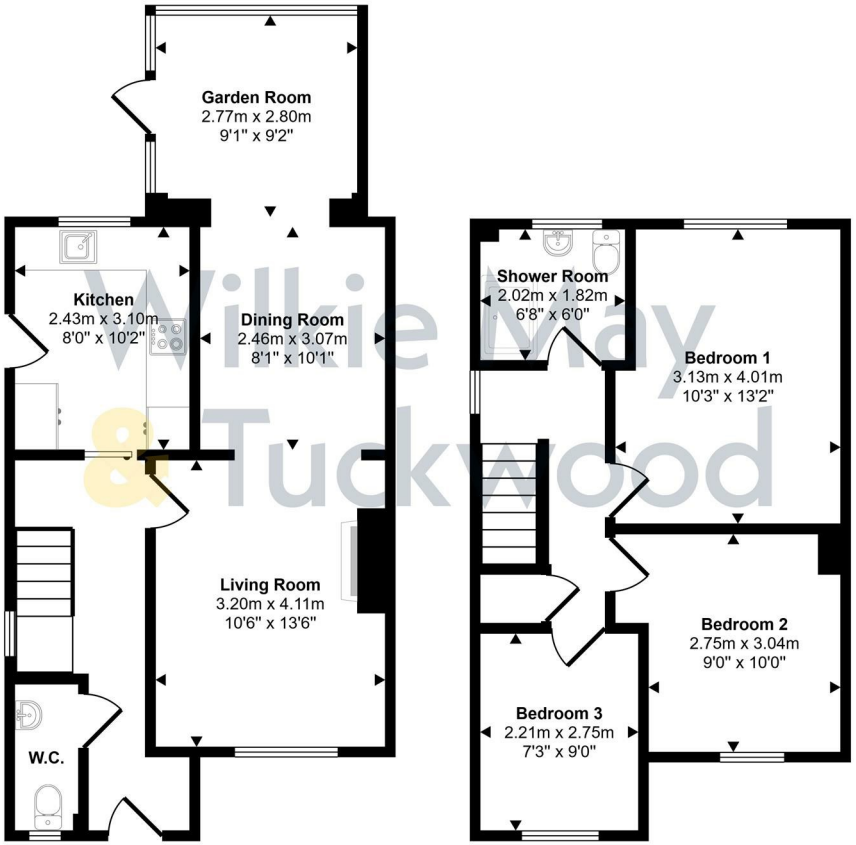
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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
87 sq m / 940 sq ft



Ground Floor
Approx 48 sq m / 517 sq ft

First Floor
Approx 39 sq m / 423 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.

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Description

An immaculately presented three bedroom modern semi detached house, with private gardens, overlooking the heritage West Somerset Steam Railway Line with No Onward Chain.

- No Onward Chain
- Overlooking The West Somerset Steam Railway Line
- Immaculate Throughout
- Garage & Off Road Parking
- Private Gardens
- Popular Location

The property comprises 1 of 12 properties situated in the popular and sought after location of Crowcombe Heathfield adjacent to the Heritage West Somerset Steam Railway Line. The property is of traditional brick and block construction under a tiled roof and will be found in excellent decorative order throughout. The property is available with No Onward Chain and has the benefit of oil-fired central heating, full uPVC double glazing, a private garden, Garage and off road parking.

The accommodation in brief comprises; Part Glazed composite door into Entrance Hall; under stairs storage.

Door into Downstairs WC; low level WC, wash basin.

Living Room/Dining Room/Garden Room; with double aspect, mock feature electric fireplace, with slate effect hearth and wood effect surround, ample room for dining table.

Garden Room; with warm roof and personal door to the garden.

Kitchen; with personal door to side, modern fitted grey cupboards and drawers under a granite effect squared edge worktop, with inset sink and drainer, mixer tap over, double electric oven, 4 ring induction hob with extractor fan over, integrated dishwasher.

Stairs to first floor landing, hatch to roof space with loft ladder, airing cupboard with modern hot water cylinder with immersion switch.

Bedroom 1; aspect to rear. Bedroom 2; aspect to front overlooking the railway line. Bedroom 3; aspect to front.

Shower Room; with modern white suite comprising shower cubicle with tiled walls, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: The property has off road parking for two/three vehicles with a small front garden planted with low maintenance in mind. The Garage has an electric up and over door, and houses the Worcester oil fired boiler, and has space and plumbing for a washing machine and further white goods.

To the rear of the property there is a private garden laid to block paving and lawn with planted beds, incorporating a natural pond, workshop/summerhouse, lean to store and arbour.

AGENTS NOTE: The property is subject to a private annual service and maintenance charge which covers the communal areas and private drainage associated with the property. A payment of £510.00 is payable in April and a further £100.00 payable in October.

ACCOMMODATION:

Entrance Hall

Downstairs WC

Living Room/Dining Room/Garden Room

Kitchen

Stairs to first floor

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

Gardens

Garage

MATERIAL INFORMATION:











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 27th October 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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