



Higher Vellow

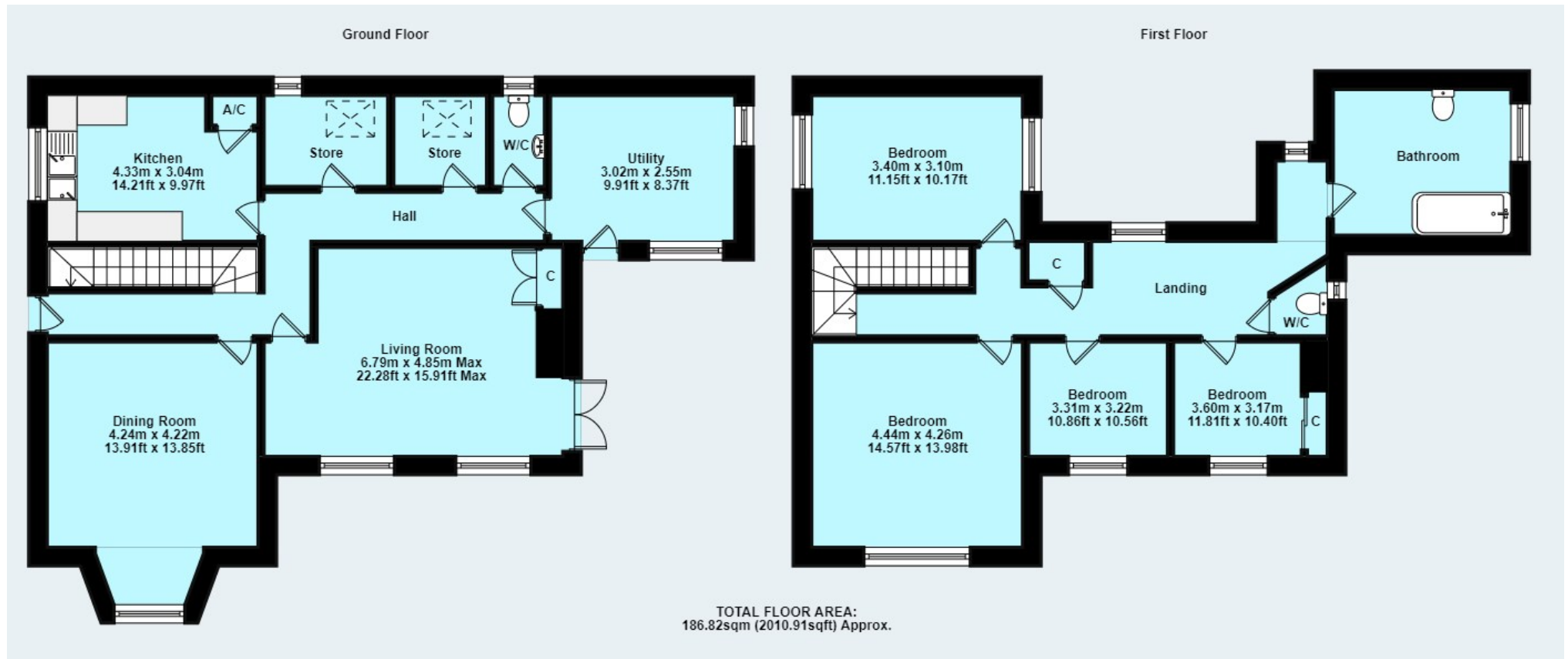
Williton TA4 4JH

Price £525,000 Freehold



Wilkie May
& Tuckwood

Floorplan



Description

NO ONWARD CHAIN – A substantial detached family home in need of complete renovation situated on the edge of the popular village of Stogumber.

- No Onward Chain
- In Need of Modernisation
- Just Under 1 Acre Plot to Include Woodland
- Oil Fired Central Heating
- Views Over Farmland



The property comprises a detached family home of stone construction with rendered elevations under a slate roof, with timber framed glazing and oil-fired central heating. The house needs complete renovation and stands in gardens and woodland of just over 1 acre in total. The house occupies a pleasant, elevated position on the edge of Stogumber, overlooking farmland.

The accommodation in brief comprises; solid wooden door into Utility Room; with part tiled walls, double aspect, space and plumbing for washing machine and further white goods, Belfast sink.

Solid wooden door into Rear Hall. Downstairs WC; with low level WC and part tiled walls, larder with original slate floor and wooden shelving. Wine Store; with original slate floor, slate shelving and wooden shelving.

Living Room; with double aspect, exposed floor boards, open fireplace, alcove cupboards, views over the open farmland, exposed ceiling beams.

Kitchen; with aspect to side, quarry tiled floor, basic range of kitchen cupboards, double stainless steel sink and double drainer, mixer tap over, tiled splashbacks, Grant floor-standing oil fired boiler for central heating with adjacent airing cupboard with copper cylinder and jacket, immersion switch.

Dining Room; with bay window and aspect to the front overlooking the surrounding farmland, under stairs storage cupboard, door to garden.

Stairs to First Floor Landing; with a storage cupboard.

Bedroom 1; with aspect to front and bespoke made cherry wood wardrobes, sink inset into vanity unit with tiled splashback, telephone point.

Bedroom 2; with aspect to front. Bedroom 3; with aspect to front.

Bedroom 4; with double aspect and a range of fitted units and shelving, wash basin with tiled splashback. Bathroom; comprising bath with tiled surround, mixer shower



attachment over, pedestal wash basin, heated towel rail, hatch to rood space, separate WC with overhead cistern.

OUTSIDE: The property has off road parking for one vehicle with access to the former stables with up and over door which offers further off-road parking. The gardens are private and arranged as formal gardens with a vegetable patch with polytunnel, with the remainder to an established woodland.

ACCOMMODATION:

Entrance Hall

Utility Room

Downstairs WC

Wine Store

Living Room

Kitchen

Dining Room

Stairs to first floor

Bedroom 1

Bedroom 2



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: E

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

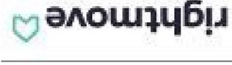
Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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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.



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