



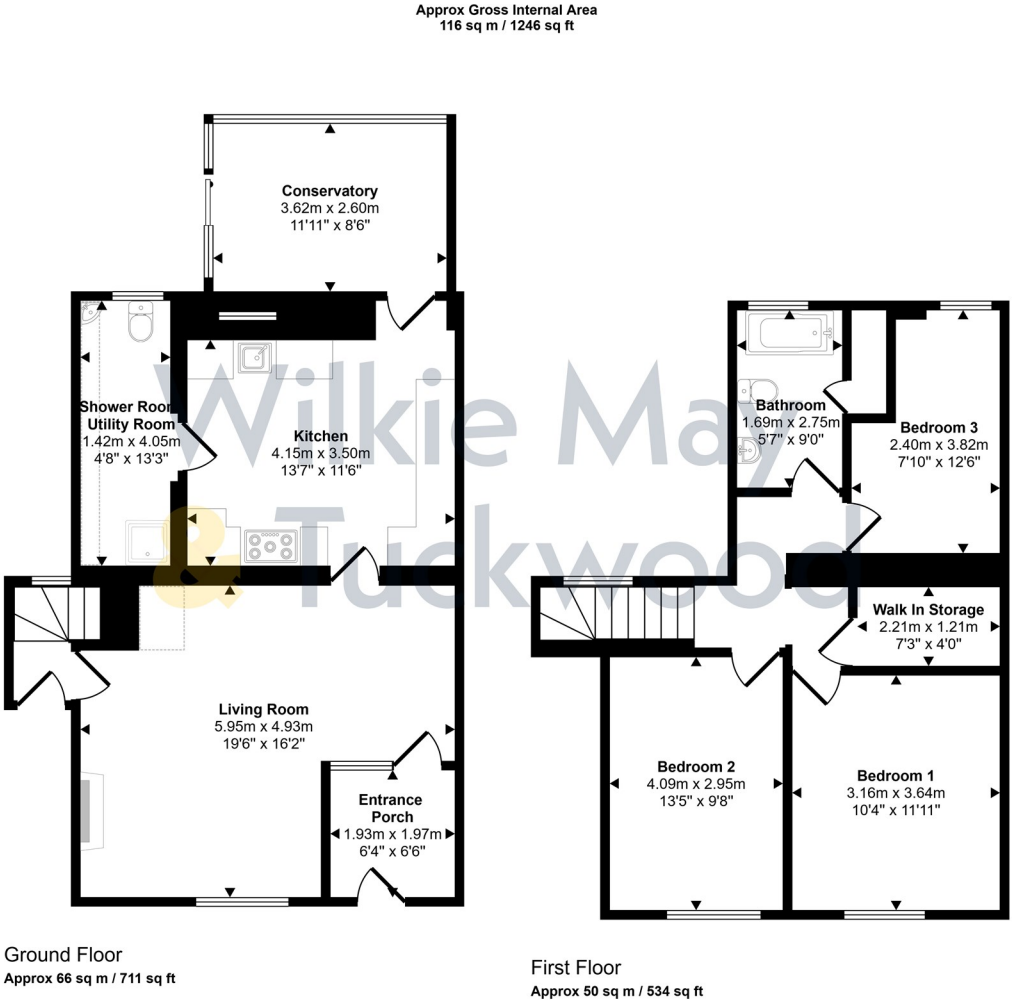
Taunton TA4 4JY

Price £379,950 Freehold



Wilkie May
& Tuckwood

Floorplan



Description

VILLAGE LOCATION – Situated in the heart of the popular village of Sampford Brett – A spacious three bedroom semi detached cottage with a wood burner, solar panels and good sized garden.

- Village Location
- Solar Panels (Owned)
- Ground Floor Shower Room
- Wood Burner
- Good Sized Rear Garden



The property comprises a semi-detached cottage of stone construction, with uPVC double glazed windows and modern electric heating, situated in the centre of the popular village of Sampford Brett, ideally situated to access the A358 and A39. The property is surprisingly spacious and has the benefit of solar panels, good sized gardens and viewings are recommended to appreciate.

The accommodation in brief comprises; leaded light uPVC door into good sized Entrance Porch with barn wood panelled wall.

Door into L Shaped Living Room with aspect to front, ceiling beams, Inglenook fireplace with inset woodburner, tiled hearth and beam over, under stairs storage cupboard.

Kitchen/Dining Room; with tiled floor, aspect to rear, cream shaker style kitchen with a good range of cupboards and drawers under a solid wood worktop with inset Belfast sink and drainer, mixer tap over, space for a range oven with extractor hood over, space and plumbing for a dishwasher, space for tall fridge/freezer.

Door into ground floor Utility Room/Shower Room; with tiled floor, shower cubicle with tile surround, thermostatic mixer shower over, low level WC, sink with mixer tap over, space and plumbing for a washing machine, space for further white goods.

Conservatory; with aspect to rear, tiled floor, sliding doors to garden.

Stairs to first floor from the Living Room; with further storage cupboard.

Stairs to Landing; large walk in storage cupboard.

Bedroom 1; aspect to front. Bedroom 2; aspect to front with recessed hanging space. Bedroom 3; aspect to rear.

Bathroom; with a modern white suite comprising panelled bath with tiled surround and thermostatic mixer shower over, low level WC, wash basin inset into vanity unit. Airing cupboard with large modern airing tank with immersion.



OUTSIDE: the property has a small easily maintained front garden. The cottage has pedestrian right of access across to the neighbours courtyard to access their own garden. There is an outside WC, and store before a gate leads into the main garden which is terraced, and laid to lawn and planted borders with a good sized seating area, summerhouse and former piggery.

ACCOMMODATION:

Entrance Hall

Living Room

Kitchen/Dining Room

Ground Floor Shower Room/Utility Room

Conservatory

1st Floor

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Gardens

Outbuildings



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: D

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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