





High Street

Stogumber TA4 3TA

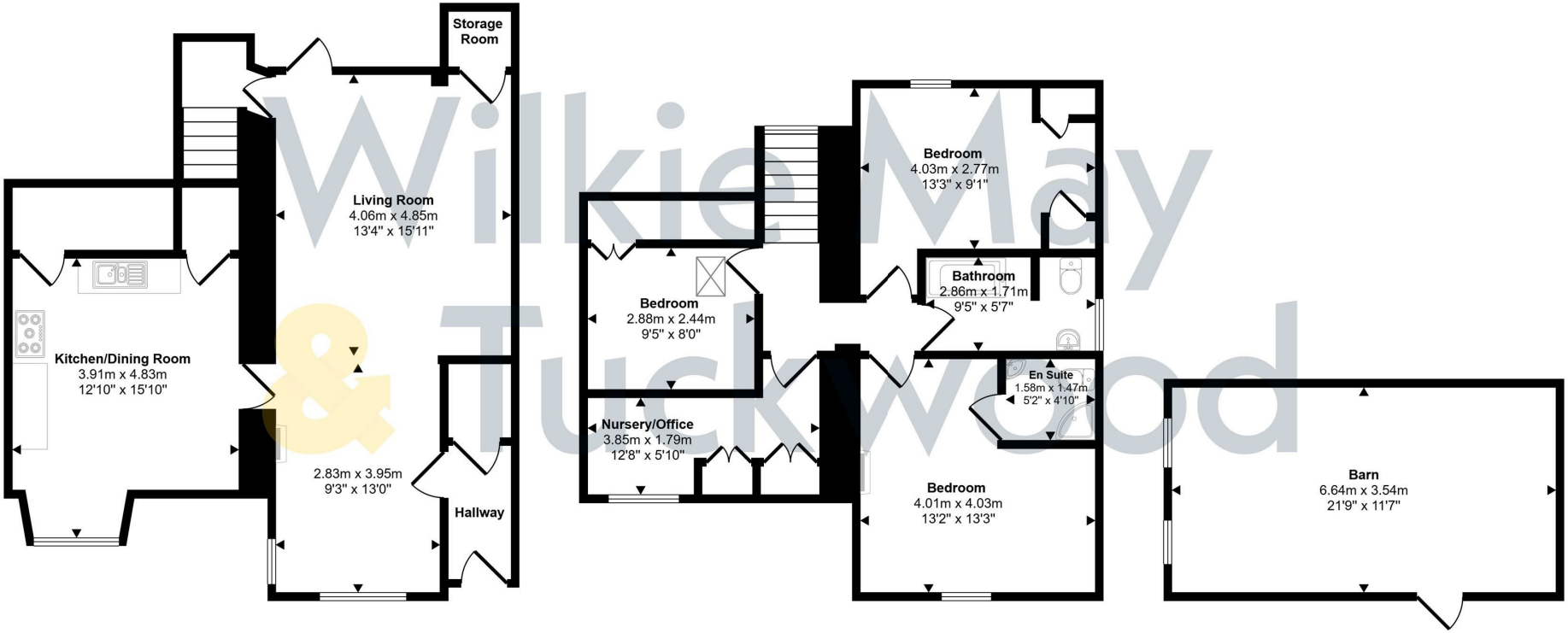
Price £350,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
151 sq m / 1625 sq ft



Ground Floor
Approx 65 sq m / 705 sq ft

First Floor
Approx 62 sq m / 667 sq ft

Storage Room
Approx 24 sq m / 253 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

A well presented and spacious cottage, situated in the heart of the popular village of Stogumber with a wood burner, a barn with potential for conversion, Church Views and a thriving village shop.

- Barn With Potential For Conversion
- Calor Gas Heating
- 3 Bedrooms & Office
- Walled Gardens
- Well Presented Throughout

The property comprises terraced cottage Listed Grade II, of stone construction with rendered elevations under a slate roof, with the benefit of gas central heating (propane), and well-presented accommodation throughout. The cottage has 3 bedrooms, and a useful office or Nursery Room, together with a garden and Barn with mezzanine floor, that could be converted for a variety of uses. Viewings are advised to appreciate.

The accommodation in brief comprises; Solid door into Entrance Hall; storage cupboard, door into open plan Living Room; with double aspect, door to rear garden, ceiling beams, wood burner inset into chimney breast quarry tiled hearth and wooden surround, boiler cupboard with iDeal combi boiler for central heating and hot water, feature cast iron fireplace with wooden surround and tiles hearth. Kitchen/Dining Room; with aspect to front, fitted Kitchen comprising a range of cream coloured cupboards and drawers under a solid wood worktop with inset one and a half bowl ceramic sink and drainer, space and plumbing for washing machine, mixer tap over, space and plumbing for dishwasher, recessed cupboard with space for tall fridge/freezer, space for range oven, with extractor hood over, bay window, ceiling beams.

Stairs to first floor: Landing. En-Suite Bedroom 1; aspect to front, feature cast iron fireplace, with slate hearth, and wooden surround, door into En-Suite – shower cubicle with multi panelled surround, thermostatic mixer shower over, low level WC, wash basin, heated towel rail. Bedroom 2; aspect to rear, 2 x built in wardrobes, views to the open farmland. Bedroom 3; built in wardrobe. Office/Nursery; aspect to front, built in wardrobes. Family Bathroom; with four piece suite, panelled bath, tiled surround, separate shower cubicle, low level WC, heated towel rail.

OUTSIDE: To the rear of the property there is an enclosed walled garden laid to patio and chippings with a covered overhang seating area. A stone barn offers excellent storage with power and lighting.

MATERIAL INFORMATION:

Council Tax Band: D

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas (propane)

Parking: There is no parking with this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

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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 the 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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'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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