





Weacombe Road

Taunton TA4 4EA

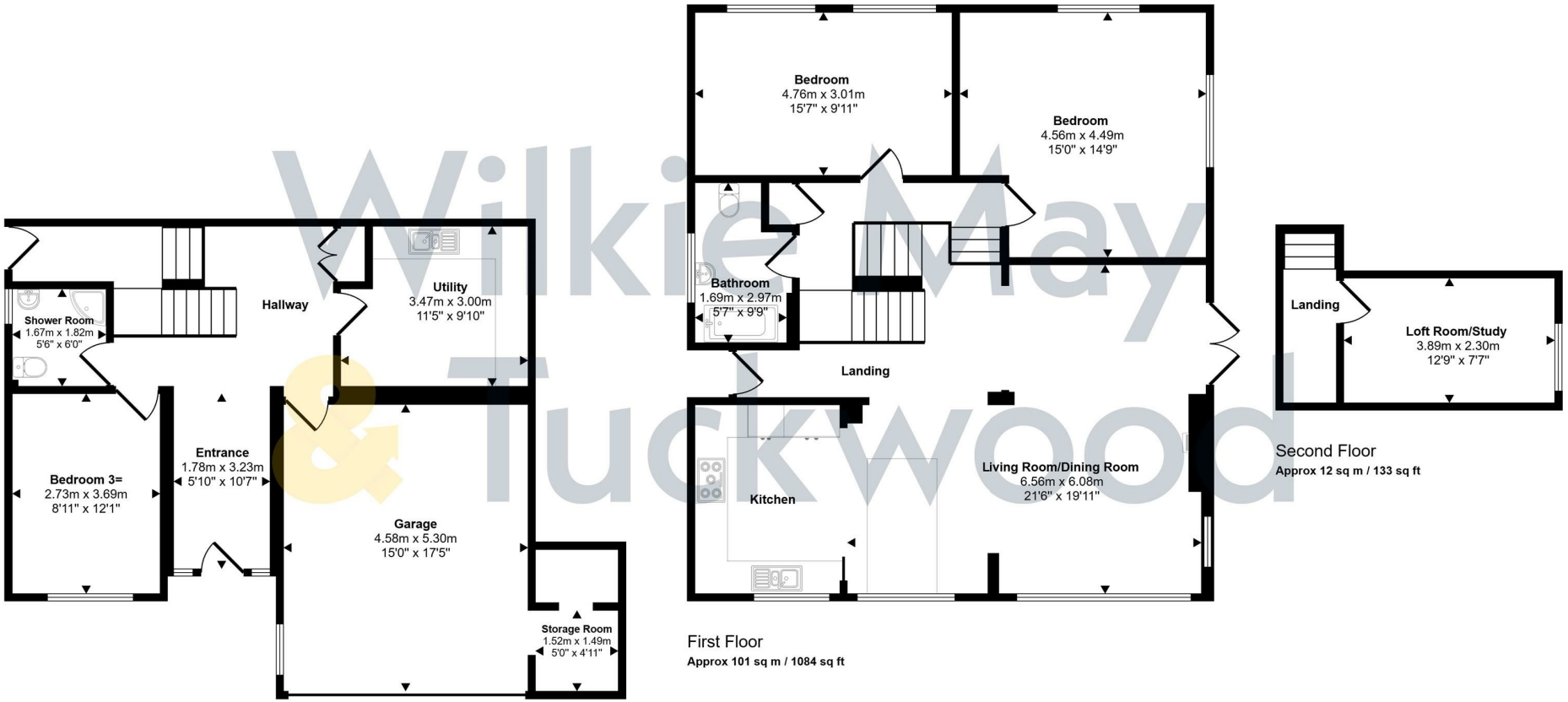
Price £625,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
190 sq m / 2046 sq ft



First Floor
Approx 101 sq m / 1084 sq ft

Second Floor
Approx 12 sq m / 133 sq ft

Ground Floor
Approx 77 sq m / 829 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 detached three-bedroom family home, situated in a stunning position on the edge of the Quantock Hills, air source heating, with solar panels, battery storage a large Garage and off road parking.

- Beautiful Family Home in Elevated Position
- Air Source Heating
- Large Garage & Off Road Parking
- Solar Panels
- Sea & Inland Views
- Sought After Location on The Edge of The Quantock Hills
- Outdoor Space for Entertaining

The property comprises a detached house of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of air source heating, an 8kw solar panel system (27 panels) with a 10kw battery. The house sits in a very sought-after location, with both inland and sea views, and has been updated and significantly improved by the current owners.

The accommodation in brief comprises; obscure glazed uPVC door into the spacious Entrance Hall; with panelled walls, wood effect LVT flooring, large double storage cupboard. Ground floor Bedroom; with aspect to front, wood effect LVT flooring. Ground Floor Shower Room; with tiled floor, corner shower cubicle with multi panelled surround, thermostatic mixer shower over, low level WC, wash basin, heated towel rail. Utility Room; with quarry tiled floor, range of high gloss cupboards and drawers under a laminate wood effect rolled edge worktop with inset sink and drainer, mixer tap over, large stainless steel hot water cylinder with immersion. Door into the Garage; with electric roller door, ample power points and work benches, recess storage area with solar panel inverter and battery.

Stairs to the first floor half landing; door to the garden. Stairs to the open plan Living Room/Dining Room; with wood effect LVT flooring, stunning far-reaching views to the Brendon Hills, and the Bristol Channel. Kitchen; double aspect, good range of fitted grey shaker style cupboards and drawers under a solid oak worktop with inset one and a half bowl sink and drainer, mixer tap over, integrated fridge/freezer, five ring induction hob with extractor hood over, two hide and slide electric ovens, space and plumbing for a dishwasher, breakfast bar with oak worktop and integrated bin storage. Living Room; wood burner inset into chimney breast with brick surrounds and tiled hearth, oak beam over, far reaching views, doors to covered seating area. Stairs to 2nd floor landing; storage cupboard. Bedroom; aspect to rear. Bedroom; double aspect with far reaching views. Family Bathroom; electric under floor heating, tiled floors and walls, white suite comprising a p shaped bath with thermostatic mixer shower over, low level WC, wash basin, heated towel rail. Cabin stairs to Loft Room/Office; with potential to covert the roof space to make a larger 4th bedroom, eaves storage.

OUTSIDE: To the front of the property there is off road parking for 3 to 4 vehicles, via 2 tarmacadam parking areas. Side access leads to the terraced gardens, where there is a sizable bbq/outdoor entertainment area, with a further side veranda/seating area, and front balcony taking in the views of the Bristol Channel, Minehead, the Brendons and stunning sunsets. The remainder of the garden is laid to lawn and has a number of fruit trees, and hedged boundaries.

MATERIAL INFORMATION:

Council Tax Band: F

Tenure: Freehold

Utilities: Mains water, electricity, sewage

Parking: There is off road parking and a Garage at 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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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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