

Council Tax Band: E

Somerset. TA4. Tel/ 01643 703704

West Somerset Council, 20 Fore Street, Williton, Taunton,

Local Authority:

and hot water and solar hot water collectors.

mains drainage. Air source heat pump for central heating

Mains water with meter, mains electricity and

Services:

with vacant possession on completion.

The property is offered for sale freehold, by private treaty

Tenure:

GENERAL REMARKS AND STIPULATION

Price: £325,000

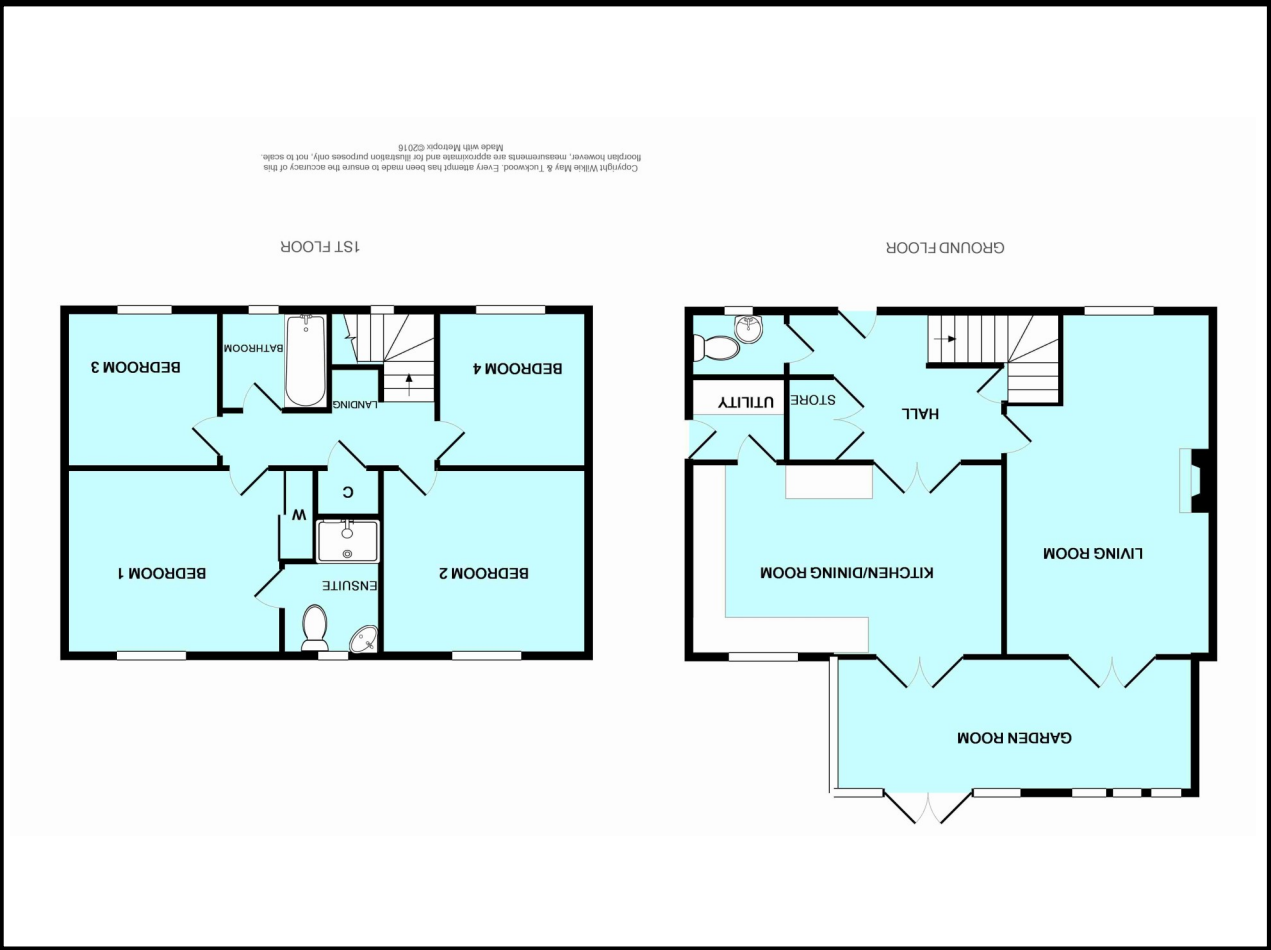
Meadow Close
Wheddon Cross | Somerset | TA24

IMPORTANT NOTICE Wilkie May & Tuckwood 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 warranties 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 March 2014. 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.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any

8. Financial Evaluation 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. 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 PROPERTY MISDESCRIPTIONS ACT 1991 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.





DESCRIPTION: Constructed in 2011, this property is a well-presented, four bedroom detached house built by well-respected local builder, Summerfield Homes. The property has been extended by the current owners with the addition of an attractive garden room to the rear and also benefits from a double garage, an air source heat pump system for the central heating, solar hot water collectors, underfloor heating on the ground floor, high levels of insulation, timber double glazed windows and doors, the remainder of a ten year NHBC Guarantee, attractive rural views and its position within the Exmoor National Park.

The accommodation comprises in brief: Entrance through front door into a good sized Entrance Hall with stairs to the first floor with cupboard underneath, large storage cupboard, door to the Cloakroom and doors to all principal rooms. The Living Room is a double aspect room with window to the front and French doors to the rear leading into the Garden Room. There is also a wood burning stove. The Kitchen/Dining Room is fitted with a range of modern wall and base units together with a Hotpoint electric ceramic stainless steel hob and Hotpoint stainless steel double oven. There is also a window to the rear and door to the Utility Room which is fitted with wall and base units, a sink and drainer, window to the side and door leading to the side of the property. The Garden Room has been fitted with German style electric heating with a radiator and has full length windows overlooking the rear garden and double doors with steps leading down to the garden.

To the first floor there is a good sized landing area with doors to all rooms and door to a linen cupboard. The Master Bedroom is to the rear of the property with window to the rear affording lovely rural views, built in wardrobe and door to an en-suite Shower Room. Bedroom 2 is also to the rear of the property with lovely views. The remaining Bedrooms are to the front. There is also a Bathroom with suite comprising bath with shower mixer tap, low level wc and wash hand basin.

Outside, there is off road parking with access to a large double garage. The rear garden is predominately laid to lawn with gravelled pathway leading to an attractive summer house and decked area.

The sale price includes all carpets, blinds and shutters as fitted together with the summer house.

SITUATION: Wheddon Cross is a thriving village set within the heart of the National Park. It is well situated for enjoying the surrounding countryside and well connected to take advantage of the local amenities, being only 8 miles from Minehead and Dulverton. The larger towns of Taunton and Tiverton provide access to the major road and rail networks including the M5 motorway and direct rail links to London. The village itself benefits from a primary school, post office, garage with convenience store and a hotel/pub. It even boasts that most English of institutions, the village cricket pitch!



A well presented, four bedroom detached house with double garage situated within a small development in the heart of the sought after Exmoor National Park village of Wheddon Cross.

ACCOMMODATION [All measurements are approximate], **ENTRANCE HALL, CLOAKROOM, LIVING ROOM** 19'10" (6.04m) x 12' (3.66m) max.

KITCHEN/DINING ROOM 17' (5.46m) x 11' (3.36m), **UTILITY ROOM, GARDEN ROOM** 20'7" (6.27m) x 7'9" (2.36m)

FIRST FLOOR LANDING, BEDROOM ONE 12'5" (3.78m) x 10'8" (3.26m) **EN-SUITE**

BEDROOM TWO 12'2" (3.72m) x 10'8" (3.26m) **BEDROOM THREE** 8'11" (2.71m) x 7'4" (2.25m)

BEDROOM FOUR 8'11" (2.71m) x 9' (2.73m) **BATHROOM**