



Council Tax Band: E

Somerset, TA4. Tel/ 01643 703704
West Somerset Council, 20 Fore Street, Williton, Taunton,
Local Authority:

water and solar hot water collector.
drainage. Air source heat pump for central heating and hot
Mains water with meter, mains electricity and mains

Services:

with vacant possession on completion.
The property is offered for sale freehold, by private treaty

Tenure:

GENERAL REMARKS AND STIPULATION

Price: £279,950

Meadow Close
Wheddon Cross| Somerset | TA24 7AU

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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales details accurate and reliable, 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.
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 MISDESCRIPTORS 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. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not





DESCRIPTION: Constructed approximately six years ago, this property is a well-presented, four bedroom semi-detached house built by well-respected local builder Summerfield Homes. The property benefits from a garage with off road parking space, an air source heat pump system for the central heating, solar hot water collectors, under floor heating to the ground floor, a wood burning stove in the Living Room, 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 Entrance Hall with doors to the Living Room, Kitchen/Dining Room and Utility Room/Cloakroom, storage cupboard and stairs to the first floor with under stairs cupboard. The Living Room is a large double aspect room with window to the front and French doors to the rear garden. There is also a wood burning stove and wooden floor. The Kitchen/Dining Room is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated electric hob and oven, integrated dishwasher and space for fridge and freezer. There is also a window to the rear and French doors leading to the rear garden. To the front of the property there is a Utility Room/Cloakroom.

To the first floor there are four Bedrooms, two with aspects to the front and two to the rear. Bedroom 1 is to the rear of the property with lovely views of the surrounding farmland and en-suite Shower Room. Bedroom 2 also benefits from lovely views. Bedrooms 3 and 4 are to the front of the property. There is also a fitted Bathroom.

Outside the property there is a driveway leading to the off road parking space fronting the Garage which has light and power. To the front of the property there is a small area of garden laid for ease of maintenance with path leading to the front door. The rear garden can be accessed from the side of the property in addition to the Living Room and Kitchen/Dining Room and is predominately laid to lawn with decked seating

areas.

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!

DIRECTIONS: From our office in Minehead proceed out of town on to the A39. Turn right at the traffic lights signposted Dunster onto the A396 and proceed through Dunster and Timberscombe and on to Wheddon Cross. On entering Wheddon Cross take the first turning on the right next to The Rest and Be Thankful public house. The entrance to the development will be found on the right hand side. Follow the road into the development where the property will be found after a short distance on the right hand side.

AGENTS NOTE: The driveway providing access to the Garage and off road parking space is owned by an adjoining property. The owners for the time being of the property have an unrestricted right of way over the forecourt to the Garage and off road parking space in order to gain access to the same.



A spacious four bedroom semi-detached house with garage, off road parking, garden and countryside views situated in the heart of the sought after Exmoor National Park village of Wheddon Cross. An internal viewing of this property is highly recommended.

ACCOMMODATION [All measurements are approximate], **ENTRANCE HALL, LIVING ROOM** 19'8" (5.99m) x 11'6" (3.50m)

KITCHEN/DINING ROOM 16'5" (5.00m) x 12'1" (3.68m) **UTILITY ROOM/CLOAKROOM**

FIRST FLOOR LANDING, BEDROOM ONE 11'8" (3.55m) x 14'8" (4.47m) max. 11' (3.35m) min. **EN-SUITE SHOWER ROOM**

BEDROOM TWO 11'8" (3.55m) x 10'5" (3.17m) **BEDROOM THREE** 10'5" (3.17m) x 7'8" (2.33m)

BEDROOM FOUR 7'9" (2.36m) x 7'8" (2.33m) **BATHROOM**