



Vine Cottages  
Bilbrook, Somerset, TA24 6HE

**WILKIE MAY  
& TUCKWOOD**



An attractive and fully modernised two bedroom end-of-terrace Cottage with gardens and off road parking situated in a pleasant rural setting within the village of Bilbrook. The property is offered for sale with NO ONWARD CHAIN.

**DESCRIPTION:** This property is an attractive and fully modernised, two bedroom end-of-terrace character Cottage situated in a pleasant rural setting within the popular village of Bilbrook. The property which is not listed is of brick and stone construction and benefits from calor gas central heating and double glazing throughout, a cloakroom, gardens to the front and rear and an off road parking space. The property is offered for sale with NO ONWARD CHAIN.

The accommodation comprises in brief: Entrance through front door into the Sitting Room with window to the front, into the fitted Cloakroom. The Kitchen is to the rear of the property with window to the rear and door to the garden and is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, calor gas boiler for central heating and domestic hot water, integrated electric oven and hob and space and plumbing for a washing machine. Stairs from the Kitchen lead to the first floor landing with storage cupboard, hatch to the roof space with electric light and window (with the potential for possible conversion to a third bedroom subject to planning permission or other consents) and doors to all rooms. The Bedrooms are to the front and rear of the property and the Bathroom is fitted with a suite comprising bath with shower over, wash hand basin and wc.

Outside to the front of the property there is an enclosed level lawned garden area with underground calor gas storage tank. To the rear of the property there is a further area of garden with an off road parking space.

**TAGENTS NOTE:** The owners of the other properties in Vine Cottages have a right of way over the paths at the front and rear of the property for access.

**DIRECTIONS:** From Minehead proceed on the A39 towards Williton bypassing Dunster and passing through the village of Cathampton. On reaching Bilbrook proceed through the village going past the car sales garage on your left hand side. Take the first turning on the left into Lower Bilbrook Lane where the property will be found after a short distance on the right hand side indicated by our For Sale Board.

**ACCOMMODATION** (all measurements are approximate)

**SITTING ROOM** 17'4" (5.28m) x 10'10" (3.30m)

**KITCHEN** 11'10" (3.60m) x 8'8" (2.64m)

**BEDROOM ONE** 11'8" (3.55m) x 10'6" (3.20m)

**BEDROOM TWO** 10'8" (3.25m) min. x 8'7" (2.61m) min.

**BATHROOM**

**IMPORTANT NOTICE** Wilkie May & Tuckwood for themselves and 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 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. **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. **8. Financial Evaluation** As 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. **MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particular 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.

## GENERAL REMARKS AND STIPULATION

**£185,000**

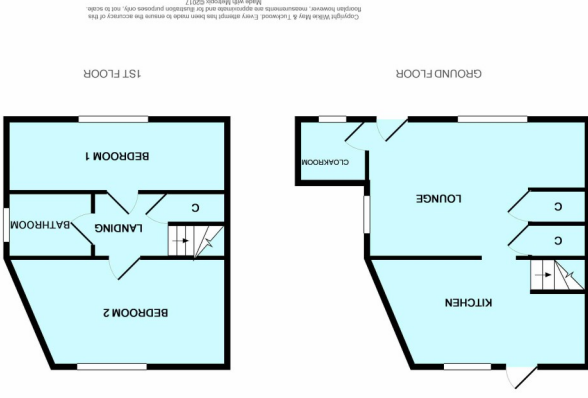
**Vine Cottages, Bilbrook, Somerset TA24 6HE**

**Tenure:** Freehold  
**Council Tax Banding:** B  
**Energy Rating:** D



**WILKIE MAY & TUCKWOOD**

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