



Main Road

Carhampton, TA24 6LP
£375,000 Freehold



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Wilkie May
& Tuckwood

Floor Plan



Description

A very attractive three-bedroom detached former stable, originally servicing the famous Carhampton apple orchards, situated in the heart of the sought after West Country village of Carhampton.

The property benefits from a newly installed sustainable heating system, consisting of an air source heat pump, new radiators and large heated towel rails throughout. There is new replacement triple glazing to the windows in the front, a conservatory, a ground floor bedroom with an en-suite, two large double bedrooms, a garage with off road parking for up to three vehicles, a well maintained wildlife garden and pleasant views from the front towards Eastbury Hill and Withycombe woods.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Popular village location
- 3 Bedrooms
- Garage and parking for up to 3 cars
- Newly installed air source heat pump
- Pleasant views



THE ACCOMMODATION COMPRISES IN BRIEF: entrance into spacious HALLWAY with windows to the front, stairs to the first floor with understairs cupboard and laminate flooring.

SITTING ROOM: large and attractive room with window to the front, feature fireplace, laminate flooring and a door to the,

CONSERVATORY: windows on three sides, door to the garden and views to Eastbury Hill.

KITCHEN/DINING ROOM: open plan, beautifully fitted with a modern range of wall and base units, one and a half bowl ceramic sink incorporated into granite work surface, integrated fridge, spaces for electric range cooker, dishwasher and tall fridge freezer. There is a window to the front, wooden flooring, door into the Garage and further door into,

BEDROOM 3/STUDIO: which has a window to the rear, a continuation of the wooden flooring and

door to an EN-SUITE TOILET/SHOWER ROOM.

FIRST FLOOR LANDING: a good-sized area with window to the front with lovely views, currently utilised as an office area.

BEDROOMS: both bedrooms are large with lovely views to the front and have fitted wardrobes and cupboards.

BATHROOM: with modern fitted suite including "jack and jill" basins and a velux window.

OUTSIDE: the property is approached over a driveway, part of which is shared with the adjoining owner. The GARAGE has an electric remote-controlled up and over door and is currently used as a utility room/workshop. There is an attractive themed garden to the front, beautifully maintained with trees, flowering plants, shrubs and containers. It has an award from the Somerset Wildlife Trust.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity and mains drainage.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: ~~///thinking.drags.newer~~ **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 300 Mbps download and 75 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: **Surface Water:** Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/webpages/plan/plaplookup.asp>

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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 warranty

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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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