

# Coast & Country

— PROPERTIES BY —  
Wilkie May & Tuckwood



ANGELS WELCOME

3 Capton, Taunton TA4 4LX



## ANGELS WELCOME

---

An attractive semi-detached listed cottage, situated in a sought after hamlet with large gardens, garage and outstanding farmland views.

The property comprises a semi-detached cottage, listed Grade II situated in the semi-rural and small hamlet of Capton on the edge of Williton. The cottage will be found in excellent decorative order throughout and benefits from large gardens with outstanding views over the surrounding arable farmland and countryside, with the benefit of a modern garage.



# ACCOMMODATION



The accommodation in brief comprises; door with bullseye glass into **Entrance Porch** - with aspect to side. Glazed door into **Rear Porch** - with built in full height storage cupboard. Stable door into

**Entrance Hall** - quarry tiled floor, cupboard under stairs.

**Sitting Room** - with aspect to rear, slate tiled floor, fireplace with inset multifuel stove with stone surrounds and pine mantlepiece over.

**Kitchen/Dining Room** - triple aspect, quarry tiled floor, oil fired Rayburn for cooking and hot water supply, wooden fitted kitchen cupboards under a wood effect rolled edge worktop with inset 1 ½ bowl stainless steel sink and drainer, mixer tap over, tiled splash back, fitted electric oven, four ring hob over, space and plumbing for washing machine, space for tall fridge-freezer.

**Ground floor Bathroom** - with quarry tiled

floor, white suite comprising panelled bath, tiled surround, pedestal wash basin, low level WC.

**Stairs to first floor Landing** - aspect to side with far reaching views to the Quantock hills, hatch to roof space, airing cupboard housing copper cylinder with jacket and immersion switch, wood slat shelving over.

**Bedroom 1** - with aspect to side, again with views to the Quantock Hills, telephone point, built in wardrobes.

**Bedroom 2** - aspect to rear overlooking the gardens.

**Bedroom 3** - aspect to side, painted wooden floorboards.

**Shower Room** - with tiled shower cubicle, electric Mira Sport shower over, low level WC, pedestal wash basin.



## OUTSIDE

---

The property's biggest attraction is the generous well stocked gardens which wrap around the cottage and are laid mainly to lawn and interspersed with a variety of shrubs and plants. There is access to a modern Garage; with electric roller door, power and lighting. The gardens enjoy a south facing aspect and play host to a number of fruit trees to include plum, fig and cherry, as well as low level vegetable beds and soft fruits. From the top of the garden, outstanding far reaching views can be enjoyed over the surrounding arable farmland and towards the Quantock hills.





## SITUATION

The hamlet of Capton is a pretty area, made up of red sandstone cottages from the nearby working quarry. Noted in the Domesday Book dating back to 1086, it comprises around 20 properties and is situated in a peaceful and idyllic location surrounded by arable farmland. Capton is well situated for walkers, surrounded by public footpaths with links to Williton, Monksilver and Stogumber, and within easy driving distance of the Quantock hills and the coast.

## DIRECTIONS

The village of Capton can easily be accessed from the A358. Turning into the village of Sampford Brett, proceed to the end of the village and follow the road round, signposted Stogumber/Capton. Follow this road for approximately half a mile and at the brow of the hill, turn down into Capton. As you enter the village, the property can be found on your left hand side after 75metres.



## ACCOMMODATION

Entrance Porch

Rear Porch

Entrance Hall

Sitting Room

Kitchen/Dining Room

Ground floor Bathroom

Stairs to First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

Garage & Gardens

## GENERAL REMARKS AND STIPULATIONS

**Tenure:** Freehold

**Services:** Mains water, mains drainage, main electricity, oil fired central heating

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

**Council Tax Band:** D

## 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.

# FLOOR PLAN



TOTAL FLOOR AREA : 123.6 sq.m. (1330 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

# ANGELS WELCOME

3 Capton, Taunton TA4 4LX

PRICE: £495,000



**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 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 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 January 2024.

**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. 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.

## Coast & Country

— PROPERTIES BY —  
**Wilkie May & Tuckwood**

Tel: 01984 634793

35 Swain Street, Watchet, TA23 0AE