



Hillside, Luxborough

Watchet, TA23 0SH
£499,950 Freehold



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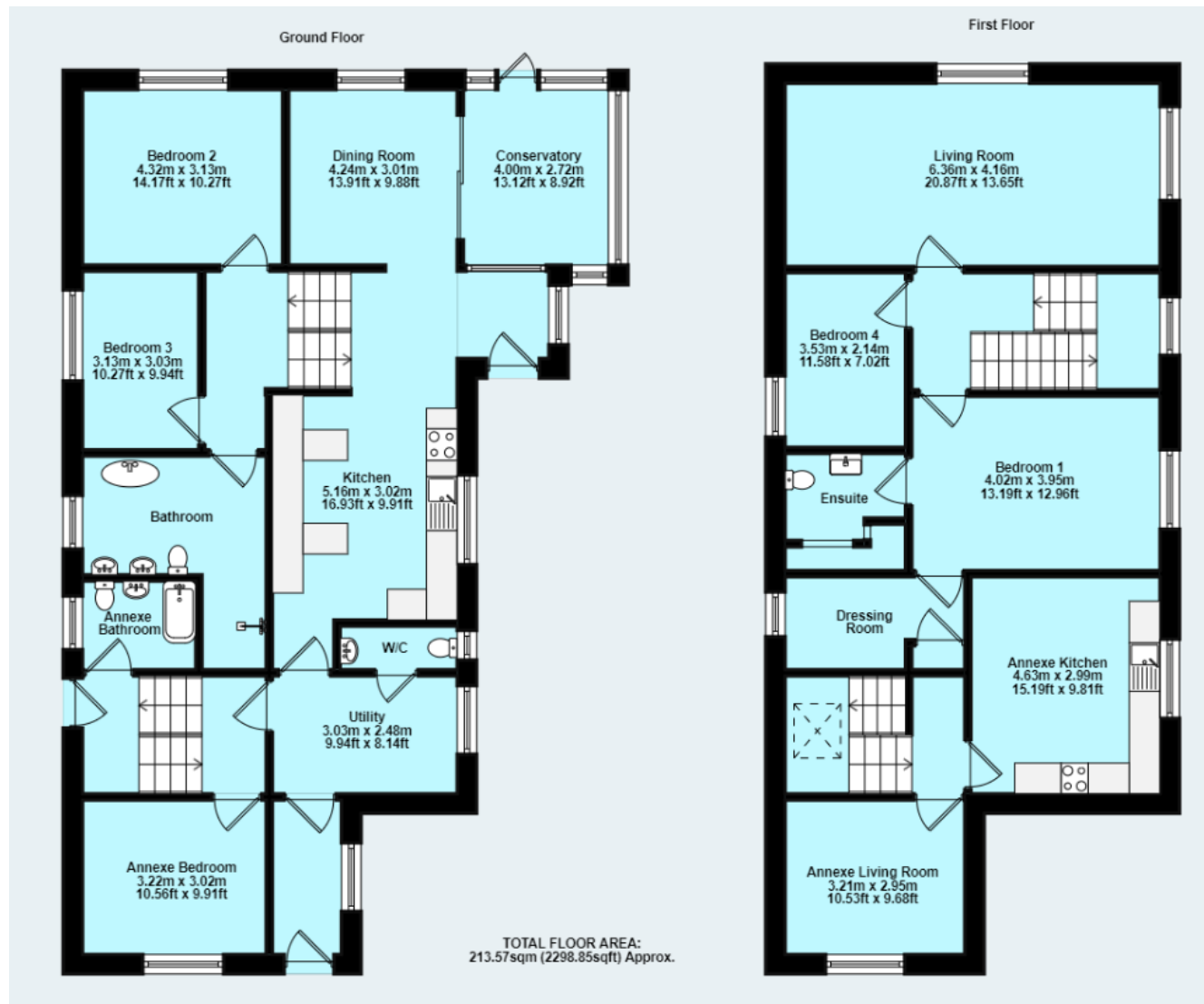
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EPC

Wilkie May
& Tuckwood

Floor Plan



Description

Situated within The Exmoor National Park, the property comprises a detached house of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and a combination heating system comprising a modern air source electric heating system, and traditional oil fired boiler. The house is in need of cosmetic modernisation in parts and offers a wonderful opportunity to acquire a spacious family home with over 2000 square feet of accommodation and an opportunity to rent the annexe for holiday lets or for occupation of a family member.

- Detached
- Air Source Heating
- Views
- Generous Gardens
- Annexe
- Flexible Accommodation

THE ACCOMMODATION COMPRISES IN BRIEF: UPVC Door into Boot Room/Entrance Porch; with ceramic tiled floor. Door into Utility Room; with ceramic tiled floor, stainless steel sink and drainer, space and plumbing for washing machine, space for tumble drier, space for further white goods, door into Downstairs WC; ceramic tiled floor, washbasin, tiled splashback, low level WC. Kitchen; with aspect to front with modern fitted kitchen with oak effect Kardeen flooring, high gloss grey cupboards and drawers under solid oak worktop with one and a half bowl inset stainless steel sink and drainer, mixer tap over, tiled and glass coloured splashbacks, space for range oven (color gas connection available), space and plumbing for dishwasher, space for American tall fridge freezer, squared archway to Rear Porch; with quarry tiled floor. Dining Room – oak effect Kardeen flooring, aspect to front and side, sliding patio doors into Conservatory – aspect to front overlooking garden and pond, wood effect laminate flooring, stairs to first floor half landing. Bedroom; with aspect to side, hatch to loft crawl space. Double Bedroom; with aspect to rear. Family Bathroom; with tiled walls and floor, white suite with free standing bath, his and hers sinks set into vanity unit, low level WC, heated towel rail, walk in shower cubicle/wet room. Stairs to second floor – hatch to loft roof void.

Galleried Landing – hatch to roof space. Living Room; with double aspect. Bedroom; with eaves storage and Velux window. En-Suite Master Bedroom; with aspect to front, door into En-suite WC; with pedestal washbasin, low level WC, storage cupboards. Dressing room with Velux window

Annexe; The Annexe can be accessed externally without the need to enter the main residence. There is a ground floor Sitting Room/Bedroom with built in wardrobes – stairs to half landing with door to rear access, door into Bathroom with tiled walls and floor, white suite comprising a panelled bath, electric Mira shower over, low level WC, washbasin, heated towel rail. Stairs to first floor Kitchen/Breakfast Room with aspect to front, beech effect cupboards and drawers under a granite effect rolled edge worktop with inset stainless steel sink and drainer, tiled splash backs, eye level electric Hotpoint oven, 4 ring hob and extractor fan over, space for undercounter fridge, ample room for table.

Sitting Room or Bedroom with aspect to side.



OUTSIDE: The property has a good sized driveway with off-road parking for several cars. The garden is arranged over 3 levels incorporating an attractive pond, greenhouse, and workshop with power and lighting, There is a former chicken run and raised vegetable beds with the majority of the garden laid to lawn playing host to a number of established colourful native shrubs and plants. As you climb the gardens, views down the valley and to the surrounding open countryside can be enjoyed.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage.

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

Council Tax Band: E

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

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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.



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