



## Willowbank

Timberscombe, TA24 7TW  
£289,950 Freehold



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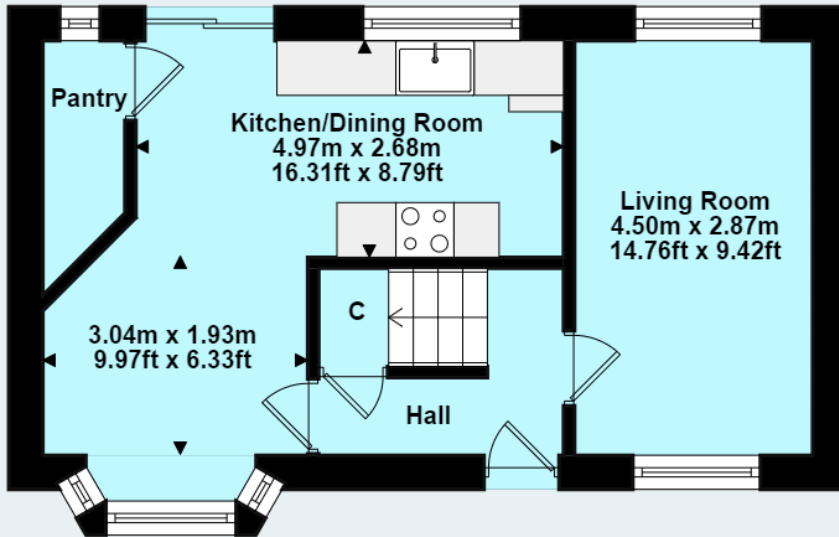
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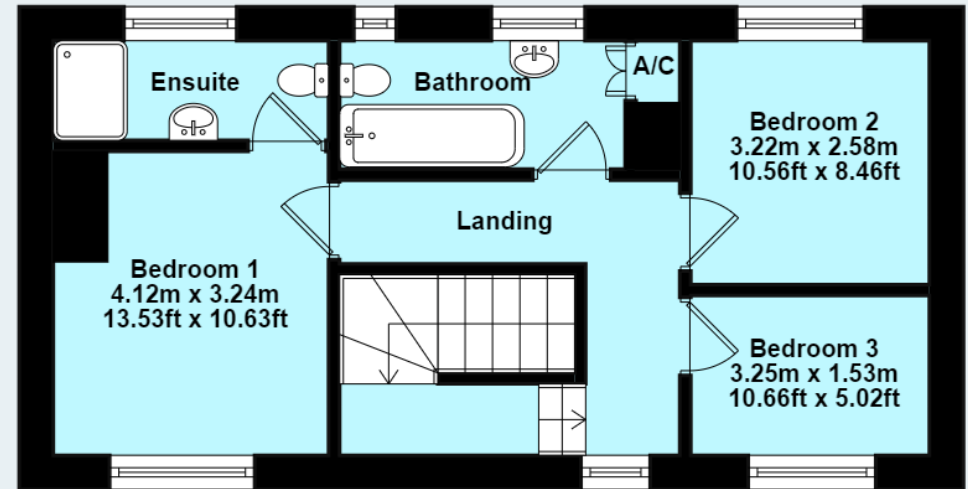
Wilkie May  
& Tuckwood

# Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:  
82.33sqm (886.19sqft) Approx.





# Description

A re-configured and updated three bedroom mid-terrace house situated on the outskirts of the popular village of Timberscombe.

Formerly a four bedroom house, the property now benefits from two double bedrooms and one single, with an en-suite to the master bedroom, a modern kitchen and bathroom, ceiling mounted infra red heating panels and double glazing throughout, a garden, parking and lovely countryside views from the front.

**AGENTS NOTE:** There is a small flying freehold over the archway between numbers 9 and 8 Willowbank. The property also has a pedestrian right of way to the rear on to a grassed lane to gain access to a public highway.

- Popular village property
- 3 Bedrooms one with an en-suite
- Modern Kitchen and Bathroom
- Lovely views from the front
- Garden and parking



THE ACCOMMODATION COMPRISES IN BRIEF: the garden.

entrance through front door into HALLWAY with stairs to the first floor, understairs cupboard and further shelved storage cupboard.

LIVING ROOM: double aspect room with windows to the front and rear, heating panel, fireplace with inset wood burning stove and wood effect flooring.

KITCHEN/DINING ROOM: a lovely, large room fitted with a modern range of wall and base units, ceramic sink incorporated into work surface with tiled surrounds, space and plumbing for washing machine and dishwasher, space for electric cooker with extractor hood over, space for tall fridge freezer, walk-in storage cupboard which houses the consumer unit, two heating panels, bay window to the front with attractive window seat, window to the rear and French door giving access to

FIRST FLOOR LANDING: with window to the front and access to roof space.

BEDROOMS: two with aspects to the front and one to the rear and all with heating panels. The master has an en-suite shower room with large shower cubicle, pedestal wash hand basin, low level wc, extractor fan, heating panel and window to the rear.

BATHROOM: modern fitted suite, heating panel, airing cupboard and two windows to the rear.

OUTSIDE: to the front there is a small seating area with lovely views. Immediately to the rear there is a patio area with steps rising to the remainder of the garden which is laid to lawn. There is a parking space directly outside the house with a turning space opposite.



### 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:** [///vies.idea.steepest](http://vies.idea.steepest)

**Council Tax Band:** C

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.

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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