

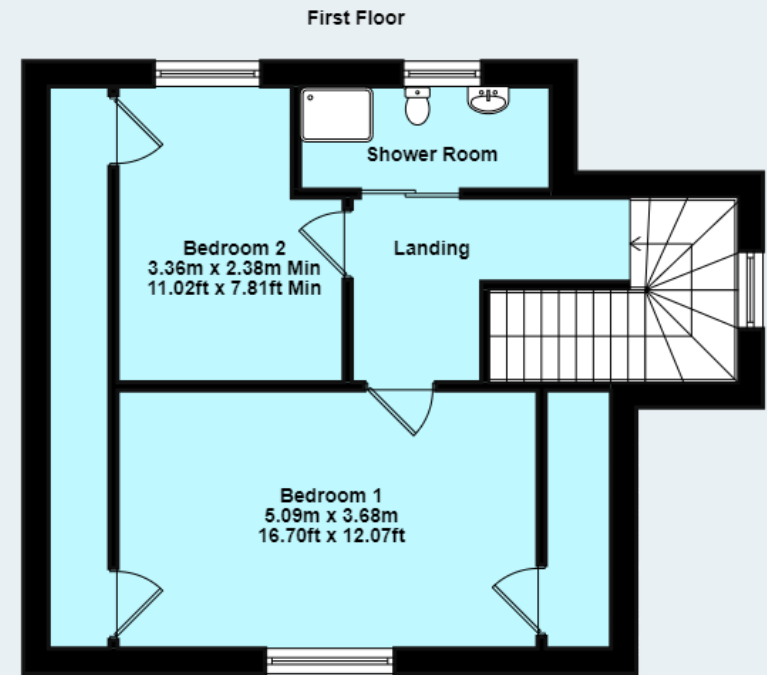
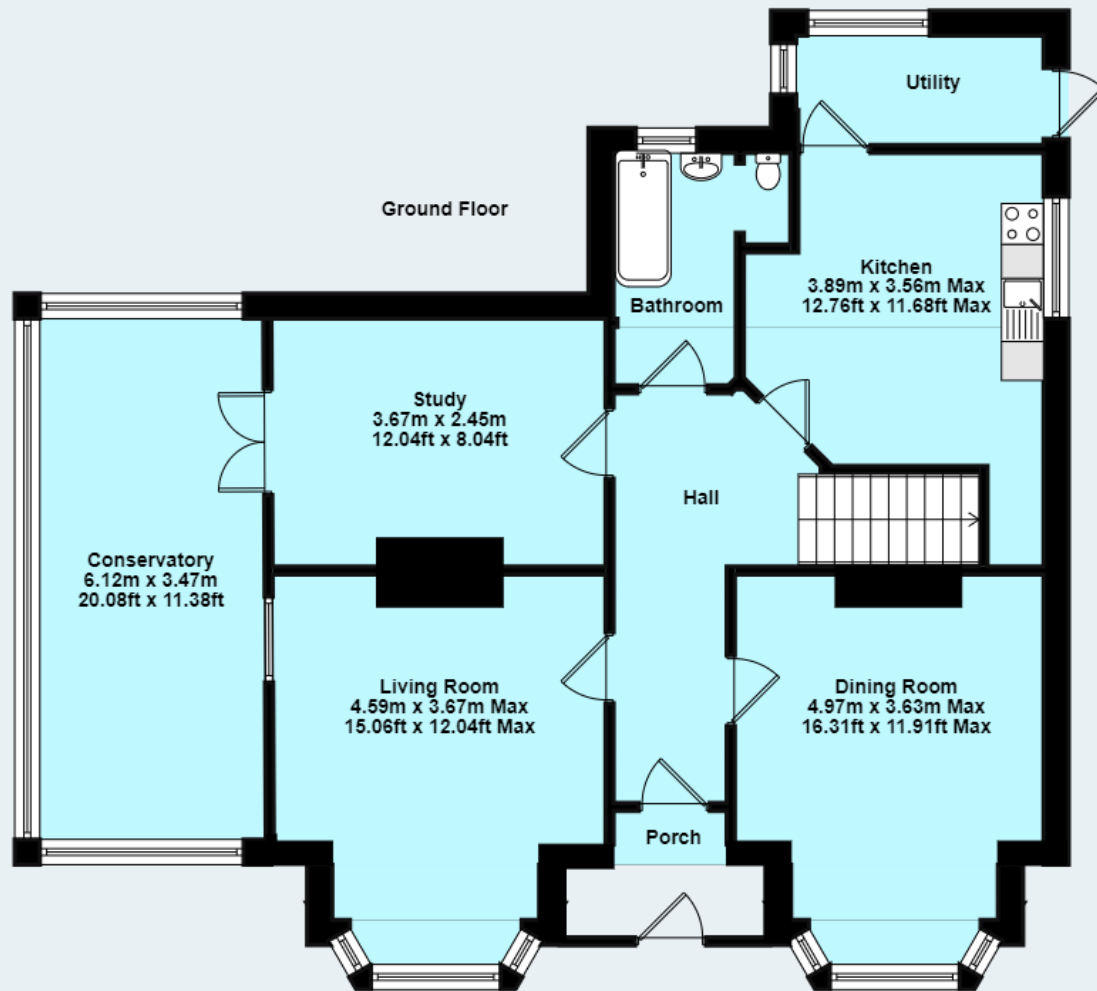


**Sampford Brett,**  
Taunton, TA4 4LE  
Guide Price £395,000  
Freehold

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3	2	2	EPC

**Wilkie May  
& Tuckwood**

# Floor Plan



TOTAL FLOOR AREA:  
136.36sqm (1467.77sqft) Approx.

# Description

A detached 2/3 bedroom chalet bungalow standing in good sized gardens, in need of complete modernisation with No Onward Chain.

- Detached Bungalow
- Flexible Accommodation
- In Need of Modernisation Throughout
- Popular Village Location
- No Onward Chain

**THE ACCOMMODATION COMPRISES IN BRIEF:** The property comprises a detached chalet bungalow of traditional brick construction under a tiled roof with the benefit of part oil central heating, attractive gardens, views to the Quantock Hills and No Onward Chain. The property is situated in the heart of the village and occupies a private plot within easy walking distance of the Church and Village Hall. The accommodation is now in need of being completely renovated and offers flexible and versatile extended ground floor accommodation.

The accommodation in brief comprises wooden door into Entrance Porch; part glazed wooden door into spacious Entrance Hall; telephone point. Sitting Room; with aspect to front, bay window with views to the Quantock Hills, open fire with inset grate and marble tiled surround, wooden mantle piece over, TV point. Dining Room or Ground Floor Bedroom 3; aspect to front, bay window, serving hatch to kitchen, TV Point. Kitchen; with aspect to side, fitted range of solid cherry wood cupboards and drawers under a solid wood worktop with stainless steel sink and drainer with mixer tap over, space for gas (Calor) cooker, oil fired Rayburn for partial central heating and hot water, hatch to secondary loft access, stable door into Lean-to Utility Room; space and plumbing for washing machine, space for tumble dryer, space for tall fridge freezer, glazed door to garden. Snug; with built in double cupboard, glazed doors into large Garden Room; with triple aspect view,

door to garden. Ground floor Bathroom; comprising panelled bath with tiled surround, pedestal wash basin, WC and shaver point. Stairs to the first floor from the Entrance Hall; half landing window with far reaching views to the Quantock Hills. Landing; hatch to roof space, linen cupboard. Bedroom One; with aspect to front and views to the Quantock Hills and the Heritage West Somerset Steam Railway Line, two large eaves storage cupboards and telephone point. Bedroom 2; aspect to rear with view of the village Church and access to eaves storage cupboard. Shower Room; with shower cubicle (shower not functioning), WC, pedestal wash basin, Santon water heater and shaver point.



**OUTSIDE:** The property is approached over a tarmacadam driveway with off road parking for a number of vehicles and leading to the Garage; with up and over door, power and lighting. The gardens are laid predominantly to lawn and lie in front of the property, with planted borders and both fenced and hedged boundaries. To the rear of the bungalow there is a further enclosed garden with timber shed and two brick built fuel stores.



#### GENERAL REMARKS AND STIPULATION

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

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

**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

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 October 2023. 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.



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