



Hill Lane

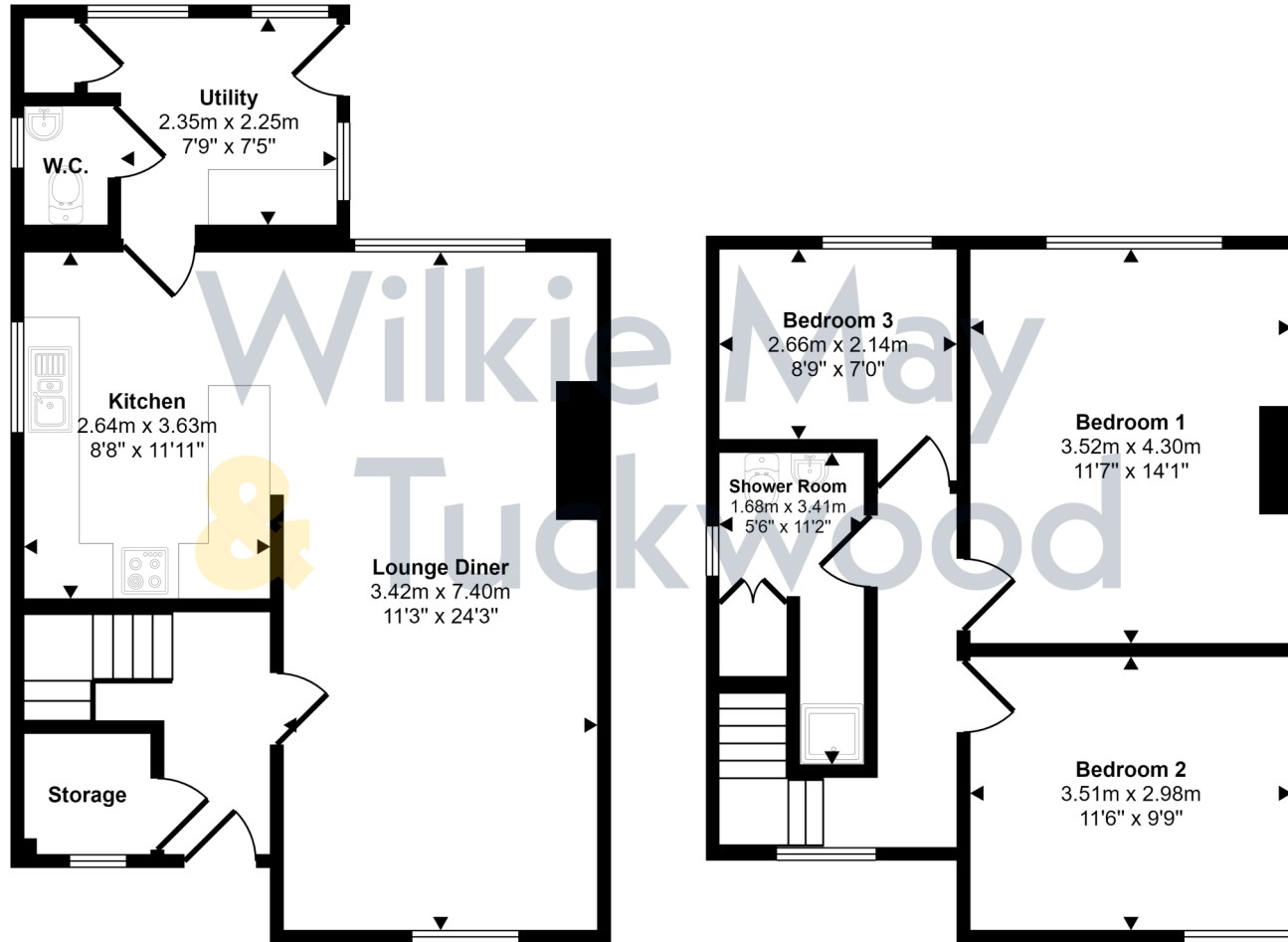
Carhampton, TA24 6NA
£275,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
97 sq m / 1041 sq ft



Ground Floor
Approx 52 sq m / 562 sq ft

First Floor
Approx 44 sq m / 479 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A beautifully presented and completely renovated, three-bedroom semi-detached house situated in a tucked away position within the popular village of Carhampton.

Of cavity wall construction under a pitched roof, this attractive property benefits from oil fired central heating and double glazing throughout, an open plan living/dining/kitchen, a hard standing area which would be used for off road parking subject to the installation of a dropped kerb, a garden and lovely views from the front of the property towards Eastbury Hill.

The property is close to lovely walks over the Deer Park to Dunster, over the fields to Blue Anchor Beach and up Hill Lane to Withycombe.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Popular village location
- 3 Bedrooms
- Potential to create off road parking
- Garden and lovely views
- Modern kitchen and shower room



Wilkie May & Tuckwood are delighted to be able to offer this beautifully updated three-bedroom family home situated within the popular village of Carhampton.

Entrance through the front door into a hallway with stairs to the first floor and understairs cupboard. The remainder of the ground floor has been opened up and completely updated by the current owner to provide an open plan living/dining/kitchen with wood effect flooring throughout and windows to the front and rear. The kitchen area is fitted with a modern range of wall and base units, sink and drainer incorporated into a solid wood work surface and providing space for a slot in electric cooker with extractor hood over. From the kitchen, a door leads through to a utility room which has a door to a fitted cloakroom and door to the rear of the property.

To the first floor there is a landing area with window to the front and doors to the bedrooms

and shower room. Two of the bedrooms have aspects to the rear and the third to the front with lovely views to Eastbury Hill.

Outside, the rear of the property is accessed from Hill Lane which leads in from Hill View Road. There is access to the hard standing area which also houses the oil tank. Steps lead down giving access to the rear of the property with a useful outside store room. A pathway leads around the side of the house to the front garden which is laid to predominantly lawn with a patio area. A gate leads through to a pathway for the use of residents only which leads down to the remainder of Hill Lane.

The village of Carhampton is a very social community with village hall and recreation centre offering many clubs and classes. There is also a pub and a church. The village lies just two miles from the historic village of Dunster and three miles from Minehead which offers a variety of major shops and banks.



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, mains drainage and oil fired central heating.

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

Property Location: [///hushed.culminate.reefs](https://hushed.culminate.reefs) **Council Tax Band:** B

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 900 Mbps download and 200 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/>

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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