

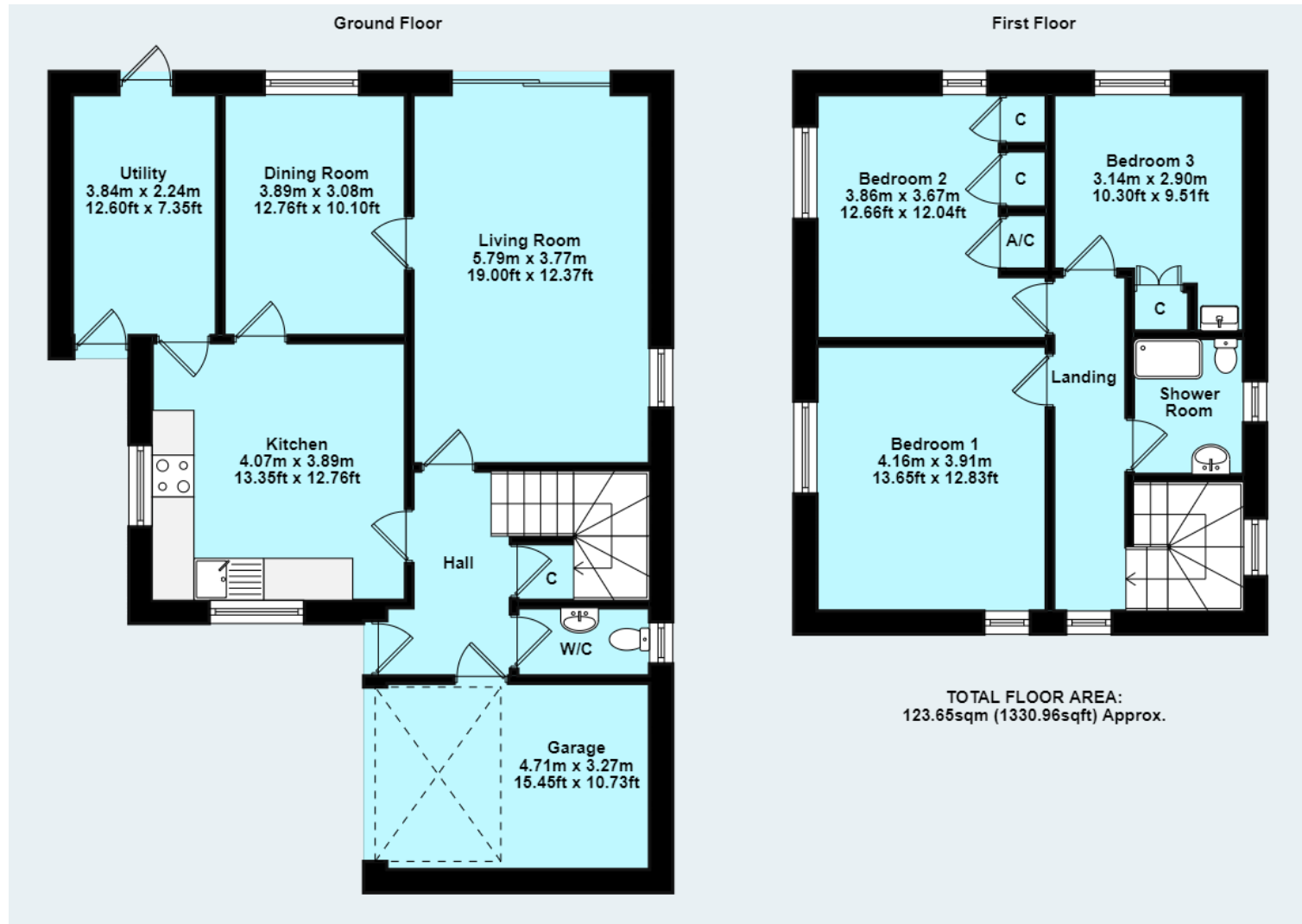


**Putsham Mead,**  
Kilve, TA5 1DZ  
£350,000 Freehold

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<b>3</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May  
& Tuckwood**

# Floor Plan



# Description

A spacious three/four bedroom detached house, situated in a small cul-de-sac in the popular village of Kilve, at the foot of the Quantock Hills.

- Detached
- 3 Bedrooms
- No Onward Chain
- Village Location
- In Need Of Improvement

The property comprises a detached house of traditional brick and block construction with rendered elevations under a tiled roof, built in the mid 1980's with the benefit of timber framed double glazing and oil fired central heating. The house requires cosmetic modernisation and is available with No Onward Chain.

The accommodation in brief comprises; Part glazed door; Entrance Hall, telephone point, cupboard under stairs. Downstairs WC; low level WC, wash basin with tiled splashback. Living Room; with double aspect, sliding patio doors to the Garden, inset multifuel burner inset into chimney breast with reconstructed stone surround, and tiled hearth, TV point. Dining Room; aspect to rear. Kitchen/Breakfast Room; double aspect, with a good range of white cupboards and drawers under a rolled edge wood effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, eye level electric oven, four ring electric hob, space and plumbing for a dishwasher, space for tall fridge/freezer, door into Utility Room; with door to front and stable door to rear, basic range of units with inset stainless steel sink and drainer, tiled splashback, floor standing Grant oil fired boiler for central heating and hot water, space and plumbing for washing machine. Stairs to first floor landing; hatch to roof space. Bedroom 1; double aspect with far reaching views to the Quantock Hills, built in wardrobes, eaves storage, airing cupboard with modern cylinder, immersion switch and wood slat shelving over. Bedroom 2; with double aspect, low level built in wardrobes.

Bedroom 3; aspect to rear with views to the Quantock Hills, built in wardrobe, sink inset into double cupboard with tiled surround. Shower Room; with large walk in shower tray, tiled surround and shower over, low level WC, pedestal wash basin.



**OUTSIDE:** The property has off road parking for one vehicle and access to the Garage; with up and over door, power and lighting and personal door to hallway. The gardens enjoy a south facing aspect and a good degree of privacy, wall on 2 sides and fenced on the last. The gardens have a patio area, and the remainder is laid to lawn with planted borders. Within the garden there is also a potting shed.



#### 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

**Parking:** There is off road parking at this property.

**Broadband:** For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

**Mobile:** For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

**Flood Risk:** For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

<sup>8</sup> 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.