



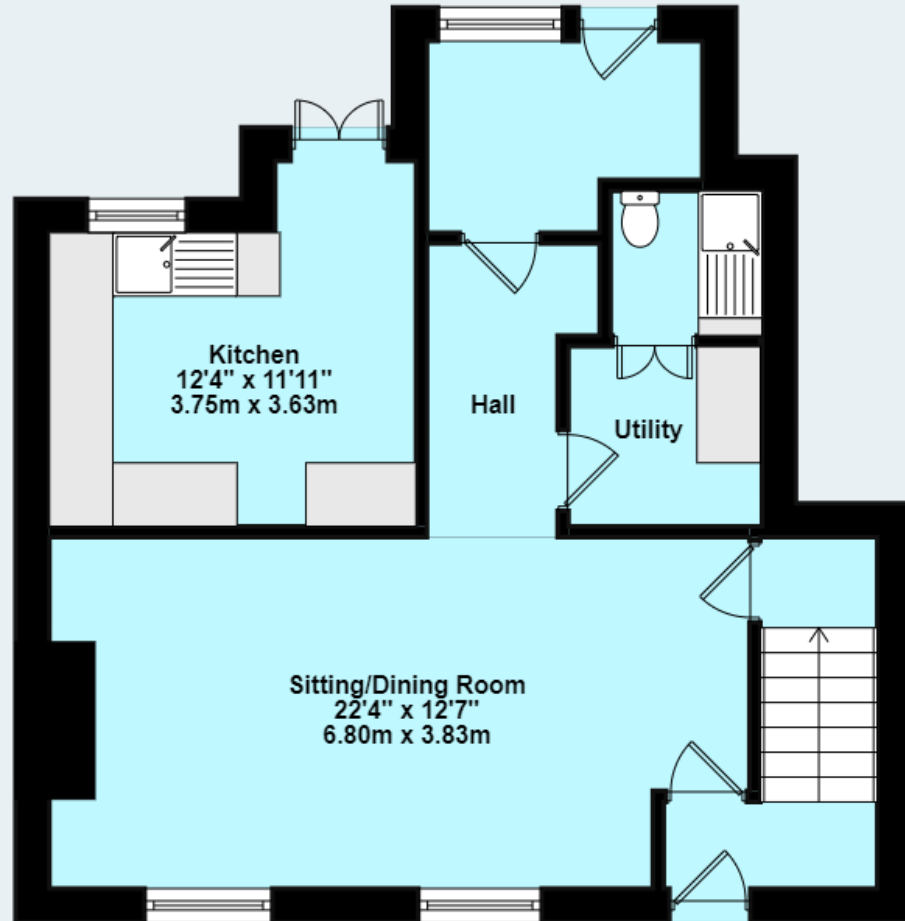
The Pebbles,
Washford, TA23 0NW.
£299,950 Freehold

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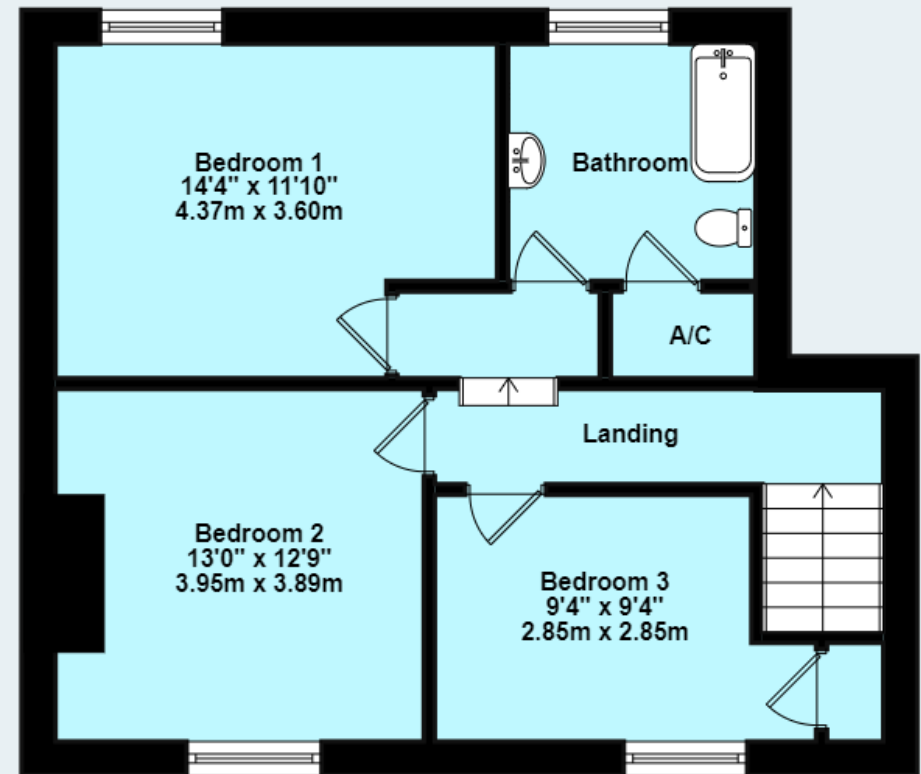
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:
1220sqft (113.30sqm) Approx.

Description

A deceptively spacious semi-detached period cottage which will be found in excellent condition throughout with off road parking and private gardens.

- Semi-Detached
- 3 Bedrooms
- Well Presented Throughout
- Off Road Parking For Two Vehicles
- uPVC Double Glazing

The property comprises a semi-detached cottage of traditional stone construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, a wood burner and night storage heating. The property has been owned by our clients for the last 37 years and has been very well maintained throughout their tenure. The property was the former village pub named The Wheatsheaf and viewings are highly recommended to appreciate the space on offer.

The accommodation in brief comprises; part glazed door into Entrance Hall; solid oak wooden flooring. Door into Sitting Room; with aspect to front, solid oak flooring, wood burner with back boiler inset into chimney breast with slate tiled hearth, wooden mantle and surround, TV point, exposed ceiling beams, understairs storage cupboard. Rear Hall; with door into Utility Room; wooden cupboards and drawers under a granite effect rolled edge worktop, space and plumbing for washing machine, space for tall fridge-freezer. Folding door into Downstairs WC; with low level WC, 1 ½ bowl stainless steel sink and drainer inset into rolled edge worktop with tiled splash back, double cupboard under. Kitchen; with double aspect, solid oak cupboards and drawers under a solid oak worktop with inset 1 ½ bowl sink and drainer, mixer tap over, tiled splash backs, space for electric oven, patio doors to the rear garden, exposed ceiling beams, rear porch, space for tumble dryer, door to rear garden.

Stairs to First Floor Landing from Entrance Hall. Bedroom 1; aspect to rear with far reaching views to the surrounding farmland and towards the West Somerset Steam Railway .

Line. Bedroom 2; aspect to front, original cast iron inset fireplace. Bedroom 3; aspect to front, cupboard over stairs. Family Bathroom; with white suite comprising jacuzzi bath, tiled surround, electric Mira shower over, low level WC, wash basin inset into vanity unit, heated towel rail, airing cupboard with modern hot water cylinder and immersion heater. It should be noted that the hot water is also served by a solar thermal panel on the roof



OUTSIDE: The property has off road parking for two vehicles and wide side access leading to the rear garden which is incredibly private and enjoys a good sized patio seating area and wood store. The remainder of the garden is laid to lawn and enclosed by established hedges and fencing with a greenhouse, shed and vegetable patch.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage, night storage heating.

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

Council Tax Band: C

Parking: There is off road parking for two vehicles 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

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

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

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 April 2024. 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.