

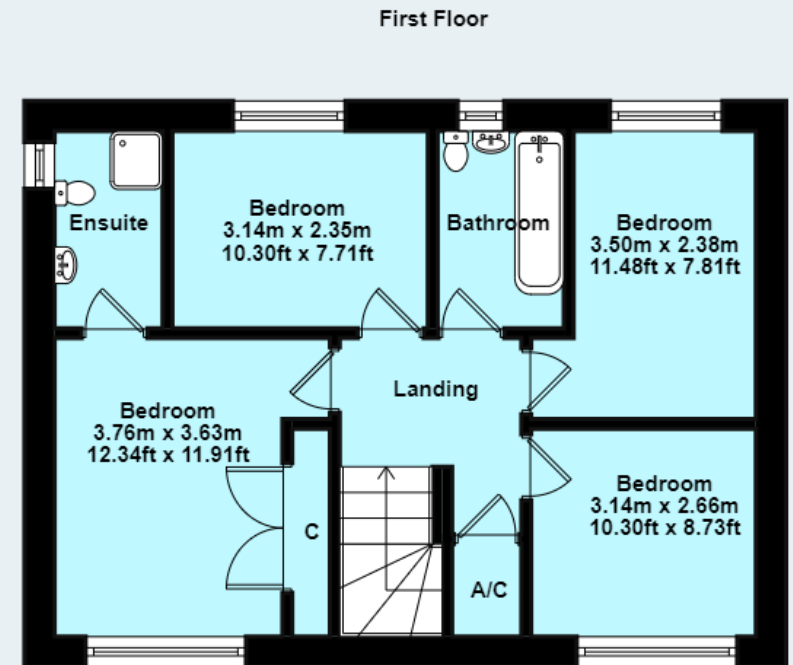
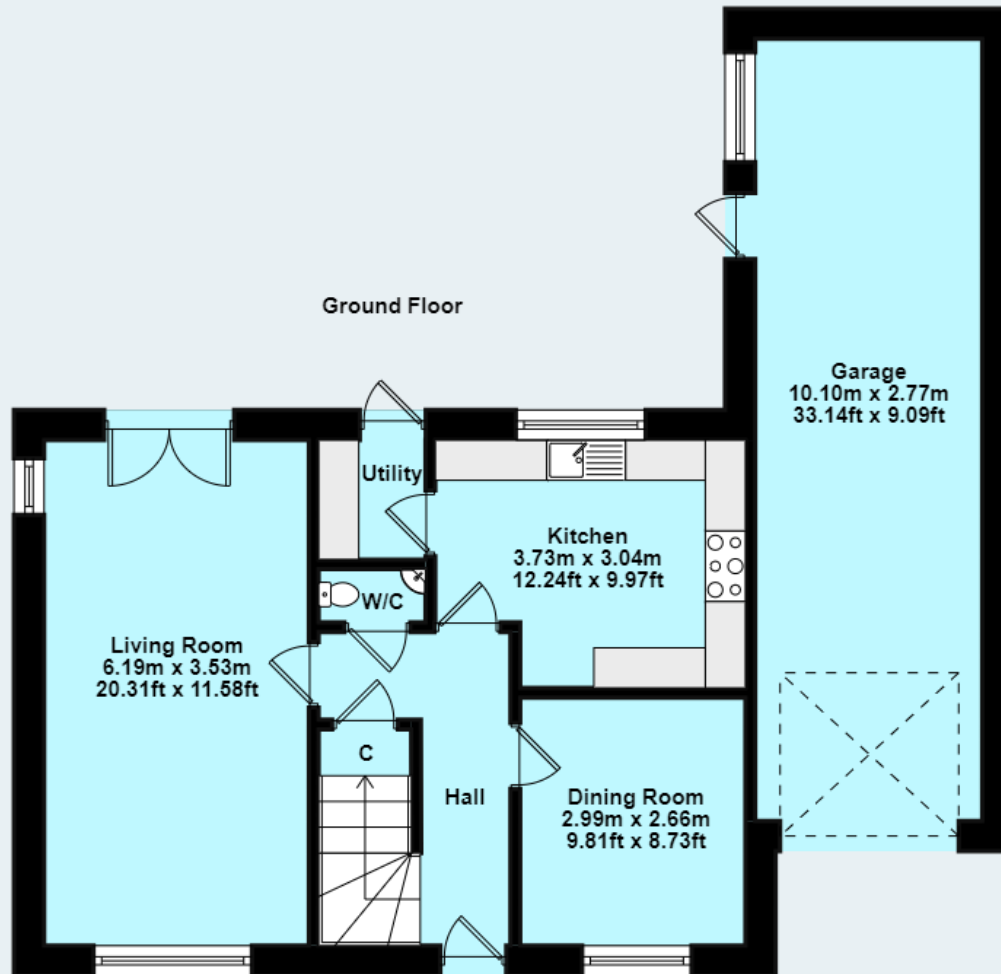


Pickpurse Lane,
Stogumber, TA4 3TB.
£395,000 Freehold

			
4	2	2	EPC

**Wilkie May
& Tuckwood**

Floor Plan



TOTAL FLOOR AREA:
109.09sqm (1174.23sqft) Approx.
Exc. Garage

Description

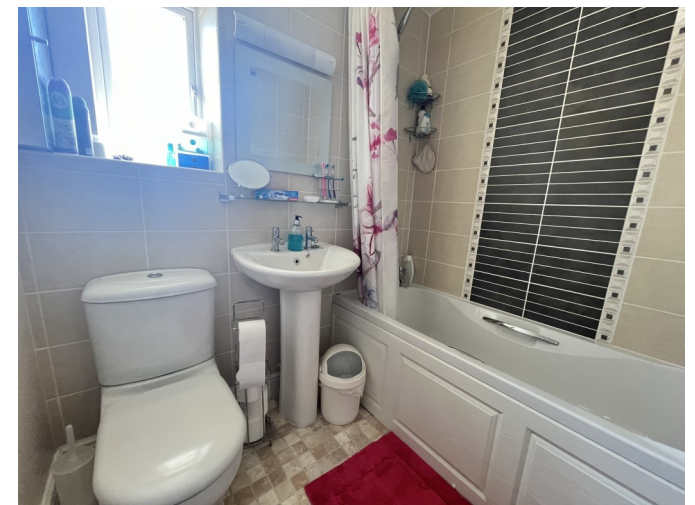
A four bedroom detached executive style family home situated in the favoured village of Stogumber with solar thermal hot water heating, Garage and off-road parking.

- Detached
- 4 Bedrooms
- Garage
- Off Road Parking
- Village Location

The property comprises a detached family home of traditional brick and block construction, with rendered elevations, under a tiled roof, with the benefit of full uPVC double glazing, and oil-fired central heating. Furthermore, the property benefits from solar thermal hot water heating, a large tandem garage with off-road parking in front.

The accommodation in brief comprises; The accommodation in brief comprises door into Entrance Hall; burglar alarm pad, wood effect LVT flooring, telephone point, cupboard under stairs. Downstairs WC; with wood effect LVT flooring, low-level WC, corner wash basin. Living Room; with double aspect, patio doors to the rear garden, living flame propane gas log effect fire, TV point. Dining Room; with aspect to front. Kitchen; with aspect to rear, LVT wood effect flooring, a good range of white shaker style cupboards and drawers under a wood effect rolled edge worktop with insert one and a half bowl sink and drainer, mixer tap over, space for electric range oven with extractor hood over, space for tall fridge freezer, space and plumbing for a washing machine, two ring propane gas hob, door into Utility Room; with door to rear garden, cupboards and worktop to match the kitchen with stainless steel sink and drainer mixer tap over, oil fired boiler for central heating and hot water. Stairs to the first floor Landing; with large airing cupboard housing the hot water cylinder with wood/shelving and immersion switch. En-suite Bedroom 1; with aspect to front, fitted double wardrobe, TV point, door into En-Suite Shower Room; with shower cubicle, tiled surround, thermostatic mixer shower over, low-level WC, pedestal wash basin, light and shaver point. Bedroom Two; aspect to front. Bedroom Three; with aspect to rear. Bedroom Four; with aspect to rear.

Family Bathroom; with white suite comprising panelled bath, tiled surround, mixer shower attachment over, low level WC, pedestal wash basin, light and shaver point.



OUTSIDE: The property benefits from one off parking space with access to the large tandem Garage with electric up and over door. The Garage has power and lighting and a personal door to the rear garden. To the front of the property there is a small garden with a number of established shrubs and bushes. The rear garden benefits from side gated pedestrian access and enjoys a sunny aspect and a high degree of privacy with a good sized decking platform and the remainder is planted to colourful shrubs and plants incorporating a small pond, two raised vegetable beds and four fruit trees.



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

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 June 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.