



**48 Hopkins Field,**  
Creech St Michael, TA3 5FE  
£385,000 Freehold

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<b>4</b>	<b>1</b>	<b>3</b>	<b>EPC</b>

**Wilkie May  
& Tuckwood**

## Floor Plan



**GROUND FLOOR:** ENTRANCE HALLWAY, CLOAKROOM, LIVING ROOM: 14'7" x 10'7" (4.44m x 3.22m), KITCHEN/DINING ROOM: 18'4" x 16'3" max (5.58m x 4.95m)

**FIRST FLOOR:** LANDING, BEDROOM TWO: 12'8" x 11'1" (3.86m x 3.37m), EN-SUITE: 7'2" x 4'8" (2.18m x 1.42m), BEDROOM THREE: 12'1" x 10'9" (3.68m x 3.27m), BEDROOM FOUR: 10'2" x 7'2" (3.09m x 2.18m), BATHROOM 7'2" x 5'5" (2.18m x 1.65m)

**SECOND FLOOR:** BEDROOM ONE: 18'5" x 11'3" max (5.61m x 3.42m max), EN-SUITE: 6'8" x 6'8" (2.03m x 2.03m)

## Description:

Situated on a popular modern development within the popular village of Creech St Michael, is this beautifully presented, four bedroom family home.

The accommodation is arranged over three floors, is warmed via a mains gas fired central heating system and is uPVC double glazed throughout.

Externally, there is a private and low maintenance garden to the rear. Alongside the house is a single garage and driveway providing off road parking for two vehicles.

The village of Creech St Michael is served by a primary school, village shop and a medical centre.

- Four Bedrooms
- Semi Detached House
- Popular Village Location
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Beautifully Presented Throughout
- Single Garage
- Off Road Parking



The accommodation comprises in brief; entrance hallway with stairs rising to the first floor and a useful under stairs storage cupboard. The cloakroom comprises; low level wc, wash hand basin and obscured window to side. The living room enjoys a uPVC double glazed bay window providing aspect to the front. The kitchen/dinner, which is found at the rear of the property, offers a selection of modern wall and base storage units with work surfaces and matching upstands, integrated dishwasher, integrated fridge/freezer, washing machine, double oven and six ring gas hob. The kitchen also has a 1 & 1/2 bowl stainless steel sink with hot and cold mixer tap and uPVC double glazed French doors providing access into the rear garden.

On the first floor there are three bedrooms, all with built in wardrobes, one family bathroom and one en-suite shower room. The accommodation is completed by the master bedroom which is found on the second floor and has built in wardrobes and an en-suite shower room. Externally, the rear garden is predominantly laid to patio and artificial turf for ease of maintenance. There are two motion sensitive outside lights, outside tap and car charging point. Alongside the house there is a single garage and driveway providing off road parking for two cars.

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### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

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

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

**Property Location:** [w3w.co/fittingly.liiquid.enacted](https://www.w3w.co/fittingly.liiquid.enacted)

**Broadband:** Ultra Fast with up to 1000Mbps download speed and 200Mbps upload speed.

**Mobile Phone Coverage:** *Inside:* Voice & Data likely available with EE. *Outside:* Voice & Data likely available with EE, Three, O2 and Vodafone.

**Flood Risk:** Rivers & Sea—Very Low Risk. Surface Water—Very Low Risk.

**Council Tax Band:** E

**Agents Note:** We understand there is an Estate Management Charge for this development of £218.16 per annum.

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.

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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