



Hilary Close

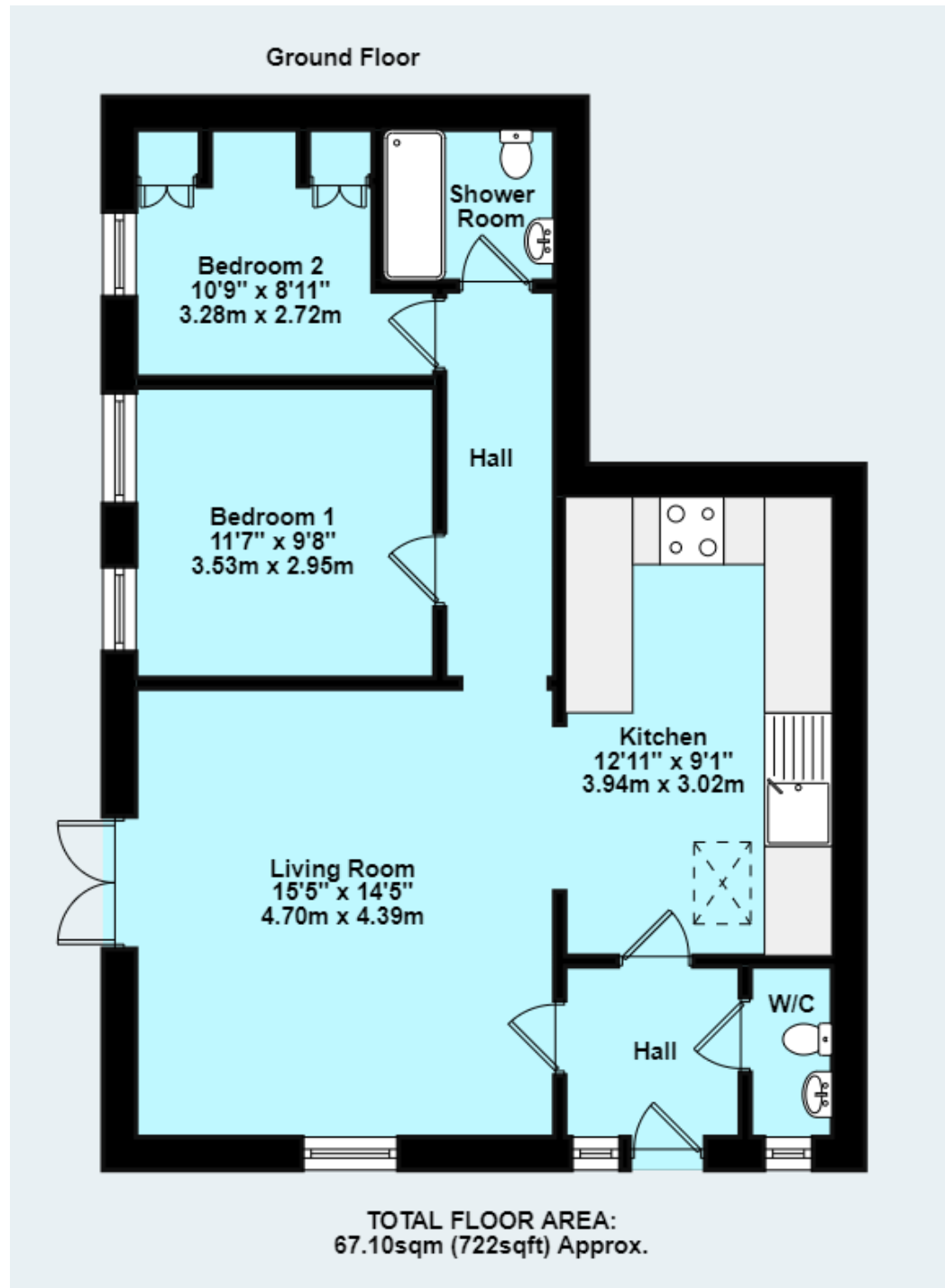
Carhampton, TA24 6PQ

Price £279,950 Freehold

			N/A
2	1	1	EPC

Wilkie May
& Tuckwood

Floor Plan



Description

A beautifully restored two double bedroom Grade II listed barn conversion situated in the heart of the popular village of Carhampton.

Converted in 2016/2017 by local firm Acorn Developments, this attractive property benefits from communal LPG fired central heating throughout, "A" rated timber double glazed windows, exposed ceiling timbers and solid oak ledge and brace doors.

Other benefits include a courtyard garden to the side, an area laid to lawn to the front and a car port.

- Tucked away village location
- 2 double bedrooms
- Car port
- Private courtyard garden
- Modern kitchen and shower room



Wilkie May & Tuckwood are delighted to be able to offer this attractive barn conversion.

The accommodation comprises in brief: entrance through front door into hallway with door to a fitted cloakroom and doors into the lounge and kitchen. The lounge is a good-sized double aspect room with window to the front and French doors leading out to the courtyard garden. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with matching upstands, integrated appliances to include electric oven with hob and extractor hood over, fridge freezer, dishwasher and washing machine. There is also a velux window.

From the lounge an inner hallway gives access to the bedrooms and shower room. The master bedroom has two windows to the side overlooking the courtyard garden

and the second bedroom has two fitted wardrobes and a window overlooking the courtyard. The shower room is fitted with a large walk-in shower cubicle with mains power shower over, low level wc and vanity unit wash hand basin. There is also a light tunnel and extractor fan.

Outside and located immediately opposite the property there is a double car port providing off street parking and storage. To the front of the property there is a lawned area with central pathway giving access to the front door. To the side there is a private courtyard area with shed.

AGENTS NOTE: There is a service charge payable currently £526.00 per annum to cover the maintenance costs of the common areas.



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 LPG fired central heating.

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

Property Location: [///vocally.approach.mailings](#) **Council Tax Band:** B

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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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