



'Beech Barn', 7 Newton Court

Corfe, TA3 7DQ

£595,000 Freehold



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EPC

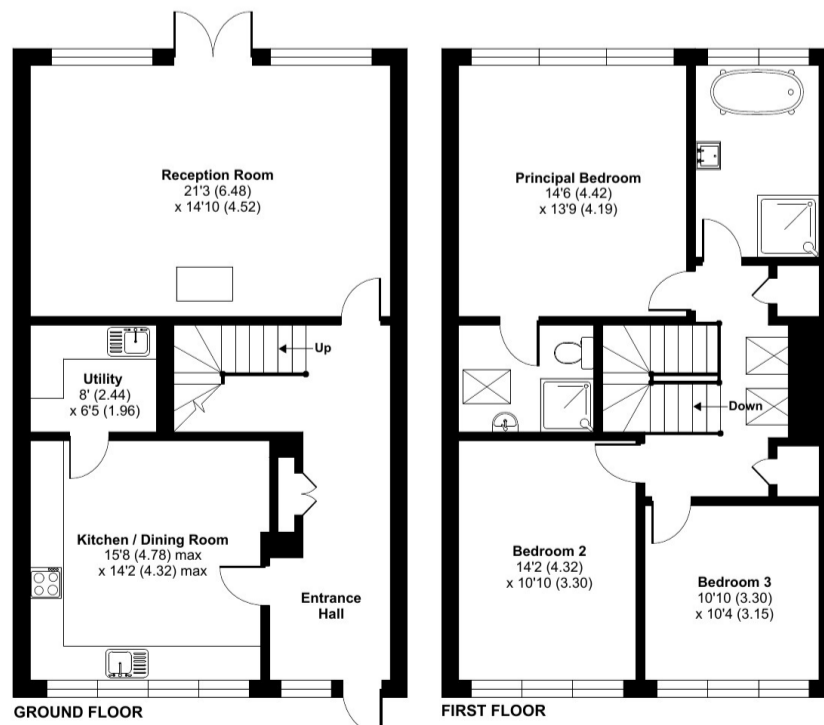
Wilkie May
& Tuckwood

Floor Plan

Newton Court, Corfe, Taunton, TA3

Approximate Area = 1550 sq ft / 144 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1167065

Description

Situated in the sought after village of Corfe on the edge of open countryside is this stylish and beautifully presented, Grade II listed barn conversion.

The property, which was converted in 2014 by Compass Construction, benefits from double glazing and mains gas fired central heating.

The property is further enhanced by a superb, low maintenance landscaped garden – an ideal entertaining space – as well as parking for two vehicles.

- Barn Conversion
- Three Bedrooms
- Wrap-around Garden
- Sought After Village Location
- Off-Road Parking
- Beautifully Presented Throughout



Internally, a front door leads into entrance hall with doors to all principle rooms with exposed stonework and stairs rising to the first floor. A living room with wood burning stove is found to the rear of the property with French doors leading into the garden. A light and airy kitchen/diner is well appointed and located to the front of the property. The kitchen comprises of matching wall and base units, oak work surfaces and inset ceramic sink, integrated dishwasher, under counter fridge and oven with four ring electric hob. From the kitchen there is access through to a utility room with space and plumbing for a washing machine, space for a fridge/freezer and wall mounted gas combination boiler.

To the first floor is a galleried landing with skylight windows and exposed roof timbers and vaulted ceilings. There are three bedrooms (bedroom one with en-suite shower room) and a separate family bathroom with both shower and claw foot bath. Externally, the property is set in a wrap-around garden which is predominantly laid to lawn. There are two seating areas, one under a pergola and the other with a built-in barbecue. The garden is enclosed with hedging and fence borders. There is a side gate providing access to a parking area which offers space for two vehicles.

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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 with meter, mains electricity, mains drainage, gas fired central heating.

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

Property Location: w3w.co/loafing.ticking.crew

Council Tax Band: E

Broadband Availability: Superfast with up to 39 Mbps download speed and 8 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice likely with O2. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

Agents Note: The property is Grade II listed.

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 August 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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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