



## Jasmine Cottage,

Washford, TA23 0NW

Offers in Excess of £350,000

Freehold



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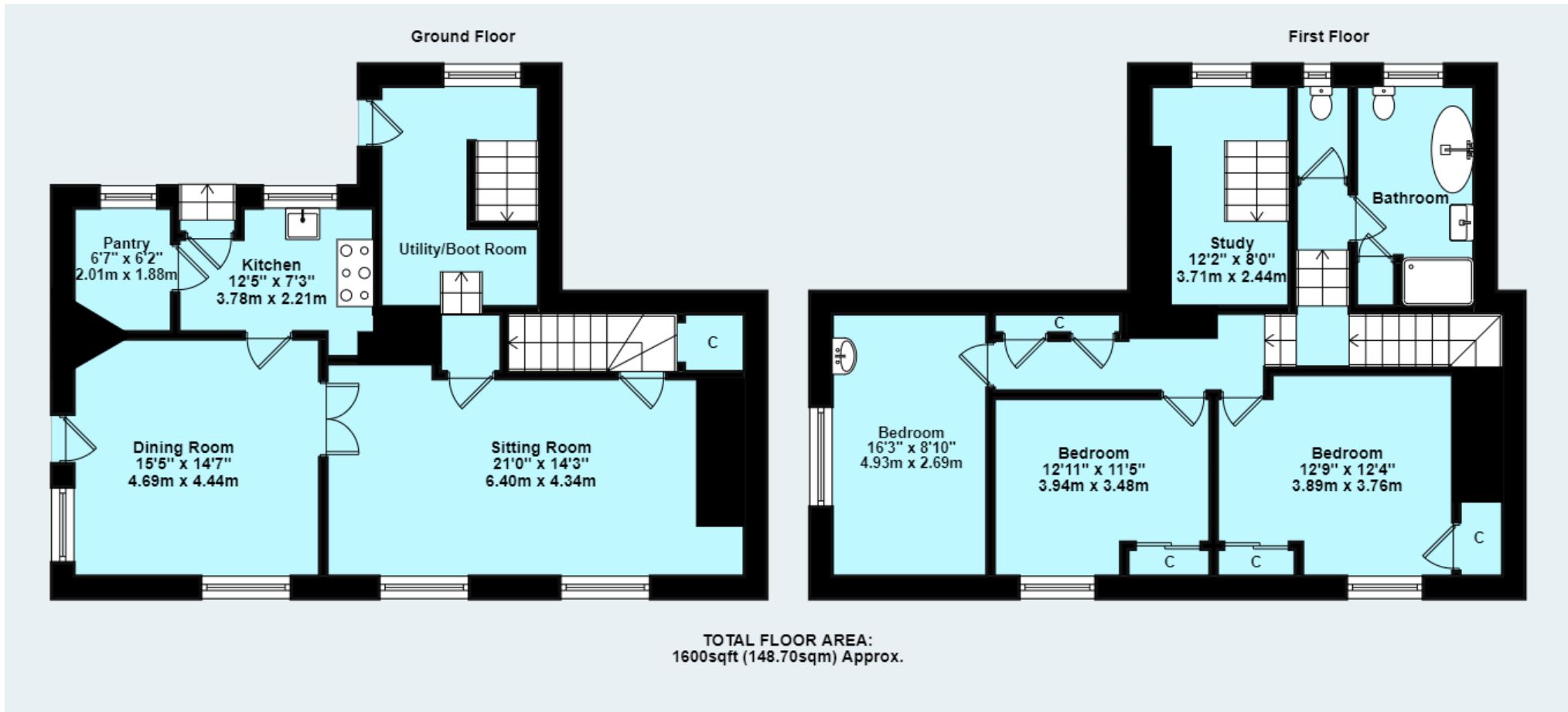
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Wilkie May  
& Tuckwood

# Floor Plan



# Description

A competitively priced detached three bedroom cottage, with generous gardens, and off parking for a number of vehicles.

- Detached Cottage
- 3 Bedrooms
- Ample Off Road Parking
- Utility Room & Study Area
- Generous Garden

The property comprises a detached cottage of traditional stone construction with rendered elevations under a thatched roof with the benefit of full uPVC double glazing and further secondary glazing panels, oil fired central heating and an enormous amount of character. The property has unique and spacious accommodation arranged over two floors, a large garden and is well priced with internal viewings strongly recommended to appreciate.

The accommodation in brief comprises; part glazed uPVC door into large open plan Dining Room; double aspect, feature open fireplace with brick surround and tiled hearth, ceiling beams. Kitchen; with tiled floor, aspect to rear, range of country style shaker style cupboards and drawers under a solid oak worktop with inset Belfast sink, mixer tap over, gas range oven (propane gas – included in the sale) with extractor hood over, space and plumbing for a washing machine, walk in pantry cupboard with tiled floor and additional kitchen cupboard units with beech effect rolled edge worktop, space for tall fridge/freezer. Glazed French doors into the Sitting Room; with an aspect to the front, large open fireplace with tiled heart, inset woodburner, bread oven and reclaimed beam over. Stairs to lower ground floor Utility Room; with Grant floor standing oil fired boiler, space and plumbing for a washing machine, door to garden, staircase to the Study; with aspect to rear overlooking the surrounding farmland. Stairs to first floor from Sitting Room; Landing with shallow double linen cupboard, hatch to roof space. Separate WC; half height panelled walls, low level WC. Family Bathroom; with floorboards, white four piece suite comprising roll top bath with claw feet, mixer shower attachment, shower

cubicle with thermostatic mixer shower over, and tiled surrounds, low level WC, pedestal wash basin, heated towel rail, airing cupboard with modern foam lagged tank with immersion and wood slat shelving over. Bedroom 1; aspect to front, cupboard over stairs, built in double wardrobe with sliding doors. Bedroom 2; aspect to front, built in double wardrobe with sliding doors. Bedroom 3; aspect to side, glass sink with mixer tap over inset into vanity unit.



**OUTSIDE:** The property is entered via a 5 bar timber gate which leads to the gravelled off road parking area providing off road parking for a number of vehicles. Immediately adjacent to the driveway is a Garage with double timber doors, with garden store behind. There is a generous patio seating area just off of the Kitchen door, and the remainder of the garden is laid to lawn interspersed with established fruit trees. In the distance, views can be enjoyed to the surrounding farmland with the West Somerset Steam Railway just a short distance away.



#### 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:** C

**Parking:** There is plenty 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](https://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](https://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](https://flood-map-for-planning.service.gov.uk/location)

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

<sup>8</sup> 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.