



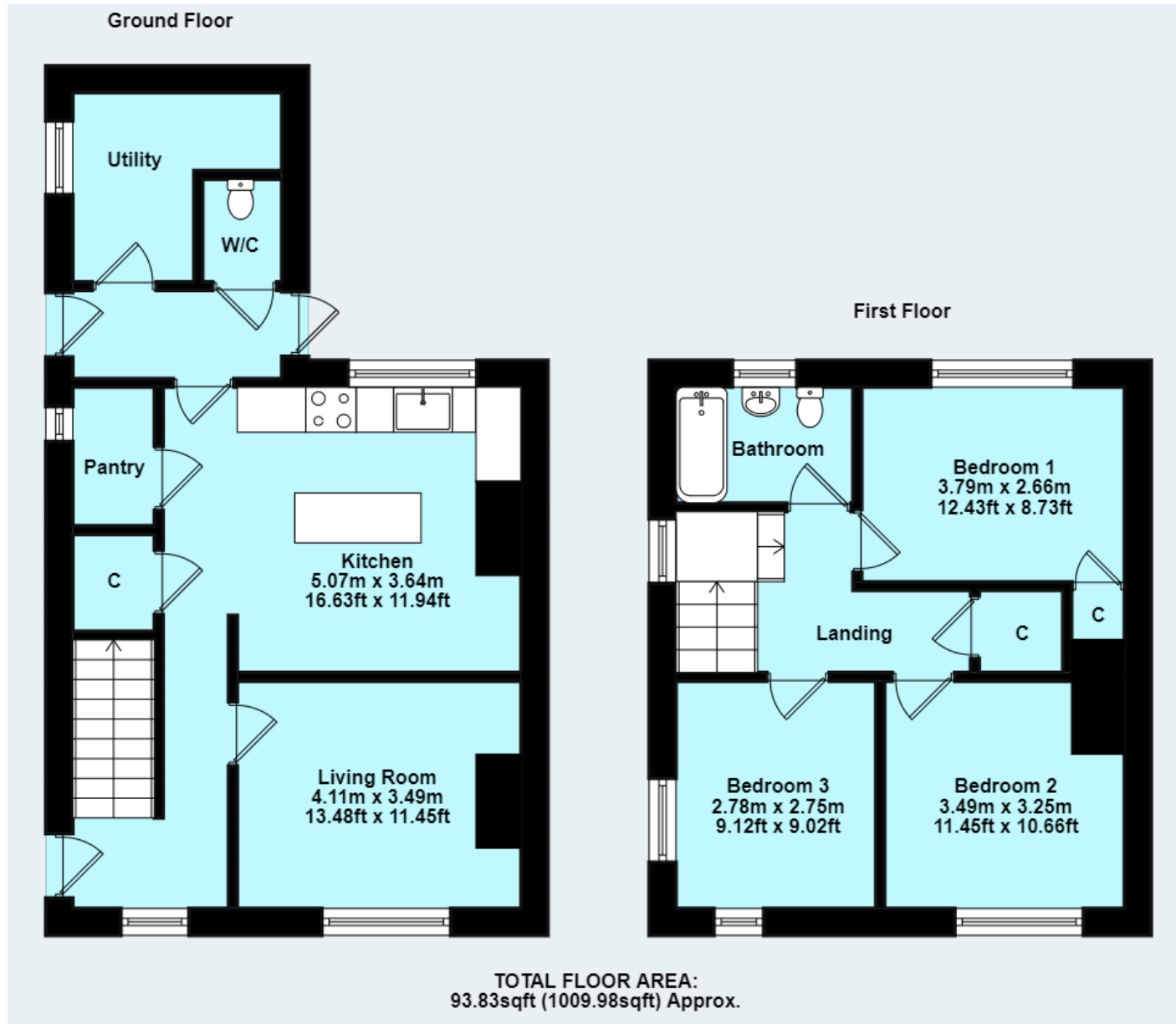
Wood Lane,

Blue Anchor, TA24 6LA
Guide Price £450,000

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A modernised and ready to move into, three bedroom semi detached family home situated on a generous double plot with scope to create a unique family home by the coast.



- Semi-Detached
- 3 Bedrooms
- Immaculate Throughout
- Far Reaching Views
- No Onward Chain

The property comprises a semi detached house of traditional brick construction with rendered elevations under a tiled roof, with the benefit of uPVC double glazing and gas central heating. The house is a rare find, sitting on effectively a double plot enjoying a large garden which offers scope for a bespoke extension to the main house for additional living space, annexe accommodation or potential to develop an income through innovation such as Air B & B. From the garden, views can be enjoyed over the adjacent arable farmland, and towards Minehead with the Bristol Channel and West Somerset Steam Railway line just a stones throw away. The house will be found in good order throughout with a new Kitchen, and Bathroom, and gas central heating supported by a lovely woodburner.

The accommodation in brief comprises; Part glazed door into Entrance Hall; door into Living Room; with aspect to front, woodburner inset into chimney breast with reclaimed wooden beam over, slate hearth. Kitchen; with cupboard under stairs, pantry cupboard, newly fitted kitchen with a good range of cupboards and drawers under a solid oak worktop with inset one and a half bowl sink and drainer, mixer tap over, matching upstands, fitted electric oven with hob over, cupboard housing Vaillant gas fired combi boiler for central heating and hot water, integrated fridge, feature fireplace with reclaimed beam over, and slate hearth. Door into the rear lobby, glazed doors to the back and side garden, door into Downstairs WC; with WC, and wash basin. Utility Room; with kitchen units to match the kitchen, stainless steel sink and drainer, mixer tap over, views over the arable farmland towards North Hill, space and plumbing for a washing machine, space for additional white goods.

Half landing window with views to the Bristol Channel. Landing with hatch to roof space and large walk in linen cupboard. Bedroom; with aspect to front, and built in cupboard. Bedroom; with respect to rear and built in storage cupboard. Bedroom; with double aspect, again with sea views and over the arable farmland with the West Somerset Steam Railway in the background. Family Bathroom; white a modern white suite comprising roll top bath, tiled surround, thermostatic mixer shower attachment over, low level WC, wash basin inset into double cupboard.



OUTSIDE: The property is approached over a driveway shared with the adjoining neighbour. There is off road parking for several vehicles and ample room for the construction of a Garage or Workshop if desired, subject of course to any necessary planning consent. The gardens have been cleared and are laid to lawn, sitting within established hedged and fenced boundaries and will appeal to keen gardeners or those with vision and are looking for a home by the sea, which they can make their own. Within the garden there is already an old railway carriage, which offers inspiration for a potential Air B & B or similar income opportunity.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, mains gas.

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

Council Tax Band: C

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

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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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset. TA24 5NH

