



Wiclif

East Lyng, TA3 5AU

£425,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

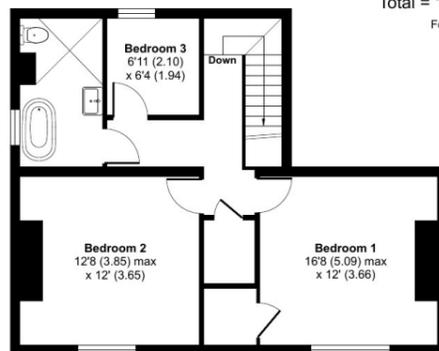
Wiclif, East Lyng, Taunton, TA3

Approximate Area = 1339 sq ft / 124.3 sq m

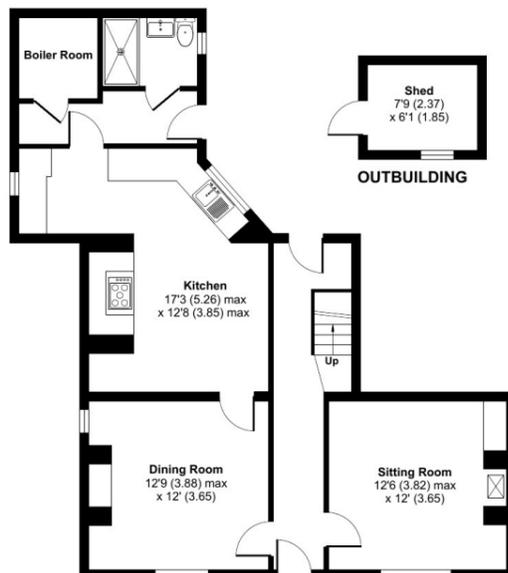
Outbuilding = 47 sq ft / 4.3 sq m

Total = 1386 sq ft / 128.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1191507

Description

This three bedroom semi-detached cottage is believed to date back to the 18th century and is set in generous size, well kept gardens in approximately ¼ of an acre with the additional benefit of a large parking area offering off-road parking for up to four vehicles.

The property is situated within the popular village of East Lyng, approximately 8 miles from the county town of Taunton.

The property itself benefits from modern comforts that include ground source heat pump with skirting board heating and handmade double glazed windows. Much of the original character and charm has been retained with a wealth of period features which include beamed ceilings and flagstone flooring to the ground floor etc.

- Semi-Detached Cottage
- Three Bedrooms
- Popular Village Location
- Character Features
- Ample Off-Road Parking
- Set In 1/4 Acre



Internally, a front door leads into entrance hall with doors to all principle ground floor reception rooms and a staircase to the first floor. A sitting room is found at the front of the property with an open working fireplace. On the opposite side of the property, a separate dining room with wood burning stove offers access through to a fitted kitchen. The kitchen is fitted with a range of base units, work surfaces and an integrated Belfast sink. There is space for a range oven in the recess of the original inglenook fireplace with extractor fan above. A stable door leads through to an inner hallway with space and plumbing for a washing machine and door to a wet room and plant room.

From the hallway, a staircase leads to the first floor landing. There are three bedrooms as well as a refitted family bathroom comprising of roll top bath, wash hand basin, wc and shower. Externally, to the side of the property is a generous size area offering off-road parking for three or four family vehicles. The main garden is laid to lawn with a variety of fruit trees, hedges and planted borders as well as a timber shed.

WM&T



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, ground source heat pump.

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

Property Location: w3w.co/hopefully.dumpling.tabloid

Council Tax Band: C

Broadband Availability: Standard with up to 3 Mbps download speed and 0.4 Mbps upload speed.

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

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

Agents Note: We believe there is a pedestrian right of way across the back of the property for the neighbouring property, Rose Cottage.

Agents Note: We understand the drainage for the property is via a shared septic tank that is not located within the property's boundary.

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 September 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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