



## Hillcrest

Oake, TA4 1BA

£475,000 Freehold

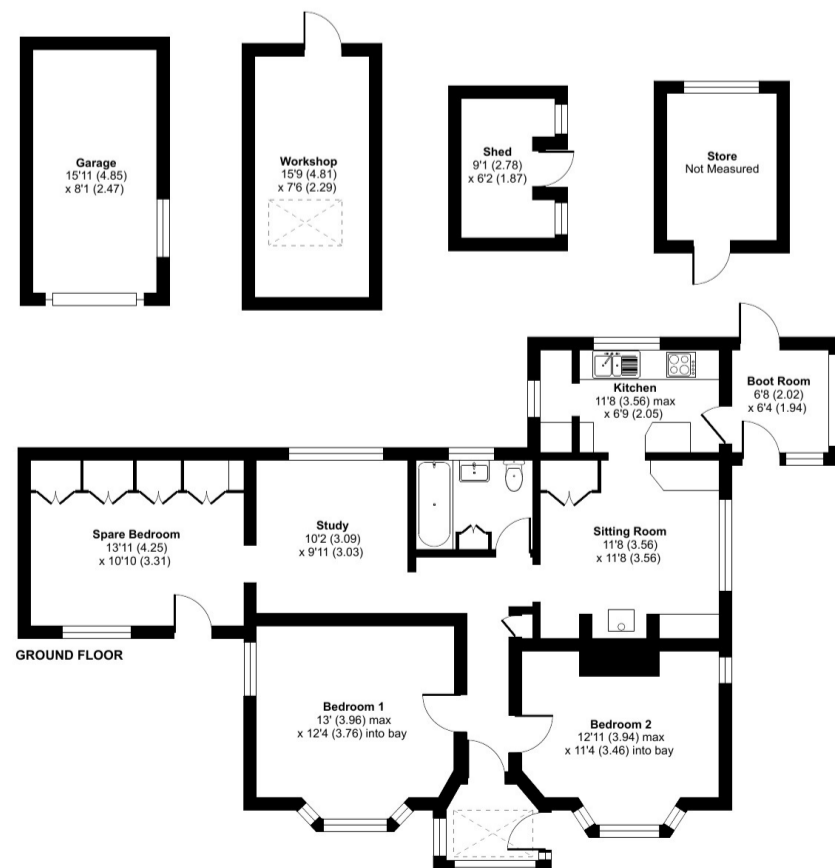


**Wilkie May  
& Tuckwood**

## Floor Plan

### Hillcrest, Oake, Taunton, TA4

Approximate Area = 1003 sq ft / 93.1 sq m (excludes store)  
 Garage = 129 sq ft / 11.9 sq m  
 Outbuildings = 169 sq ft / 15.7 sq m  
 Total = 1301 sq ft / 120.7 sq m  
 For identification only - Not to scale



# Description

Nestled in the popular village of Oake, this detached bungalow presents a rare and exciting opportunity for those seeking a project. Occupying a substantial plot of around 1.6 acres, this property offers ample space and potential to create a dream, rural home.

The bungalow, which currently features 2/3 bedrooms, is in need of complete modernisation and renovation. This is an ideal opportunity for those with a vision and a passion for transforming a property into a stunning home. With its generous size plot, the potential on offer is fantastic.

The property which is offered to the market for the first time in well over 50 years, is being sold with no onward chain and benefits from an oil fired central heating system and partial double glazing.

- Two/Three Bedrooms
- Detached Bungalow In Approx 1.6 Acres
- Rural Position
- Solar Panels
- Oil Fired Central Heating
- Partial Double Glazing
- Modernisation Required Throughout
- No Onward Chain



The bungalow is approached via several external steps leading up to the uPVC front door. There is an entrance porch providing an ideal space for coats, boots, umbrellas etc. From the porch there is a door leading into the entrance hallway which has two double bedrooms off. The dining room has a wood burning stove and uPVC double glazed window with aspect to the side. The kitchen offers a selection of matching wall and base storage units, roll edge work surfaces, 1 & ½ stainless steel sink with hot and cold mixer tap, space and plumbing for a washing machine and an integrated electric oven with hob and extractor fan above. Off the kitchen there is a lean-to utility area with a door providing access into the rear garden.

Off the hallway, there is a family bathroom comprising panelled bath with shower over, low level wc and wash hand basin. The living room is also accessed off the hallway and currently is used as a walkway through to the third bedroom/family room which has integrated wardrobes. Externally, the property occupies a plot of approximately 1.6 of an acre. The expansive grounds provide a fantastic opportunity for landscaping, gardening, or even expanding or redeveloping the property (subject to planning permissions). There is also a single garage and parking area providing 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, oil fired central heating.

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

**Property Location:** [w3w.co/royal.shaow.upward](https://www.w3w.co/royal.shaow.upward)

**Council Tax Band:** D

**Broadband Availability:** Standard with up to 21 Mbps download speed and 2 Mbps upload speed.

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

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

**Agents Note:** The drainage for this property is via a cesspit.

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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