Rose Dene

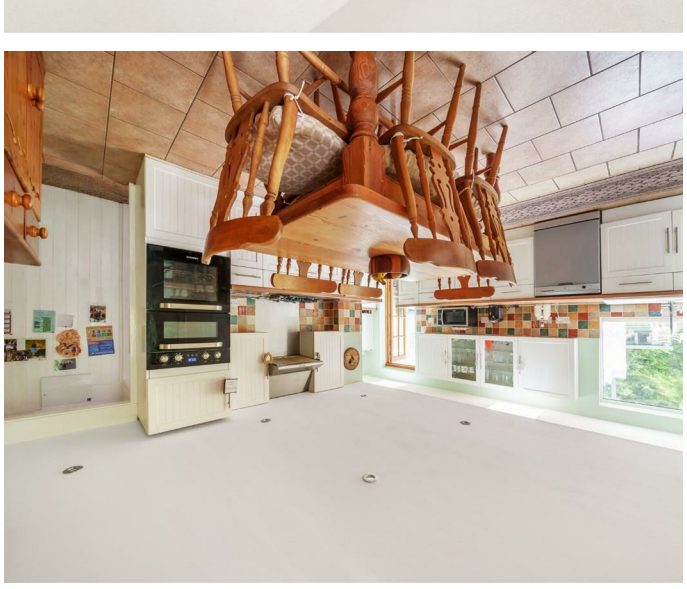
Tithill, TA4 3LY

£399,950 Freehold

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Wilkie May & Tuckwood













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, gas fired central heating.

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

Property Location: w3w.co/arise.caves.overhaul

Council Tax Band: E

Broadband Availability: Ultrafast with up to 900 Mbps download speed and 200 Mbps upload speed.

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

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

Agents Note: We understand that the drainage is via a sewage treatment plant privately owned by Rose Dene

MPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that: 1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. 2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. 3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. 4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. 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 and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed. Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

The Property Ombudsman

rightmove

Tel: 01823 332121

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

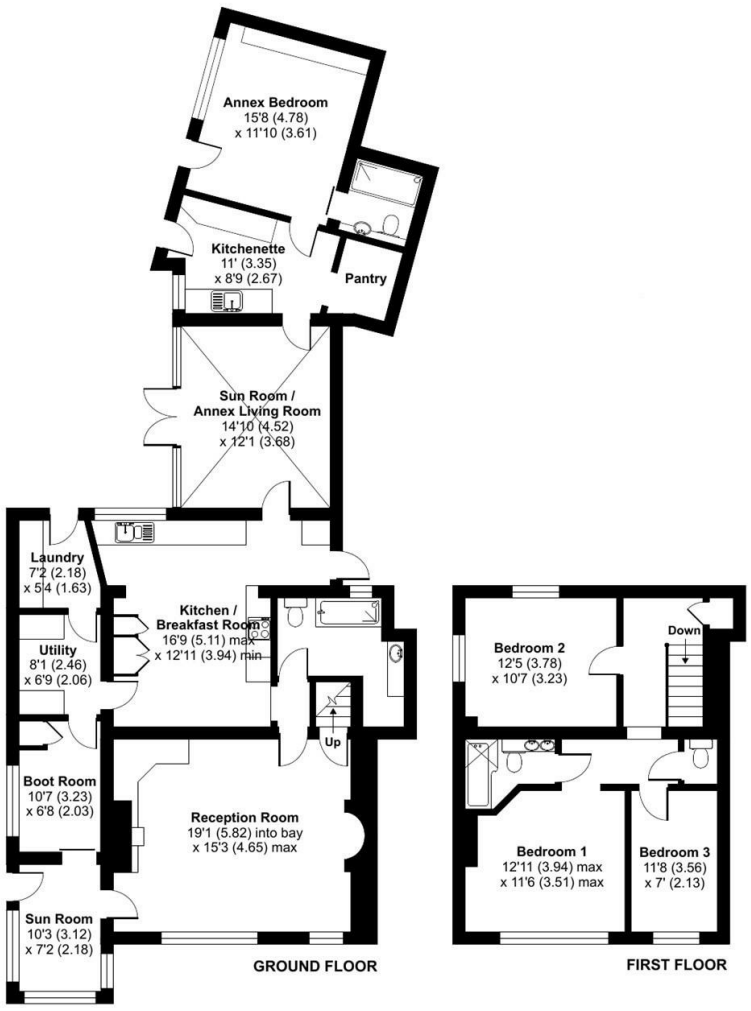
WM&T

Floor Plan

Bishops Lydeard, Taunton, TA4

Approximate Area = 2065 sq ft / 191.8 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for JREA Ltd T/A Wilkie May & Tuckwood, Taunton. REF: 1154045

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Description

- Semi-Detached House
- Three Bedrooms
- One Bedroom Self Contained Annexe
- Generous Size Garden
- Single Garage
- Off-Road Parking
- Backs On To Open Countryside

Occupying a rural position between Bishops Lydeard and Cotford St Luke, is this older style three bedroom semi-detached family home. The property, which is enhanced by a self contained annexe, also benefits from a generous size well stocked garden that adjoins open countryside.



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Internally, the accommodation to the ground floor comprises; wide entrance hall, sitting room with woodburning stove, access to an inner hall that in turn leads through to a ground floor bathroom comprising of wc, wash hand basin, bath with tiled surround, shower over and a chrome towel rail. The inner hall also leads through to the kitchen/breakfast room, which can be accessed from the other side of the property where you will find a useful space that could be utilised as a study/boot room and utility room.

The kitchen/breakfast room is fitted with a range of matching wall and base units, roll edge work surfaces, tiled splashbacks with space for a tall fridge/freezer, space and plumbing for a dishwasher, integrated double oven, gas hob and extractor fan as well as a wall mounted Worcester gas boiler. From the kitchen/breakfast room, access can be gained through to the annexe.

The annexe comprises of sun room/living room with French doors leading to the garden, a kitchenette comprising wall and base units, roll edge work surfaces and door to side as well as access through to a double bedroom with shower room off. To the first floor of the main house are three bedrooms (bedroom one with en-suite comprising of wc, wash hand basin, P-shaped bath with tiled surround and shower over).

Externally, the property is set in delightful, well maintained and fully stocked front and rear gardens. To the front of the property is a driveway providing off-road parking for two vehicles and a single garage. A gate leads into the front garden, which is laid predominantly to lawn with mature trees and shrub borders. There is a gated side access leading through to the rear, which has been creatively hard landscaped with dual level patio/seating areas. Steps lead up to a raised area of lawn, which backs out on to open fields.

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