





Castle Street

Nether Stowey TA5 1LN

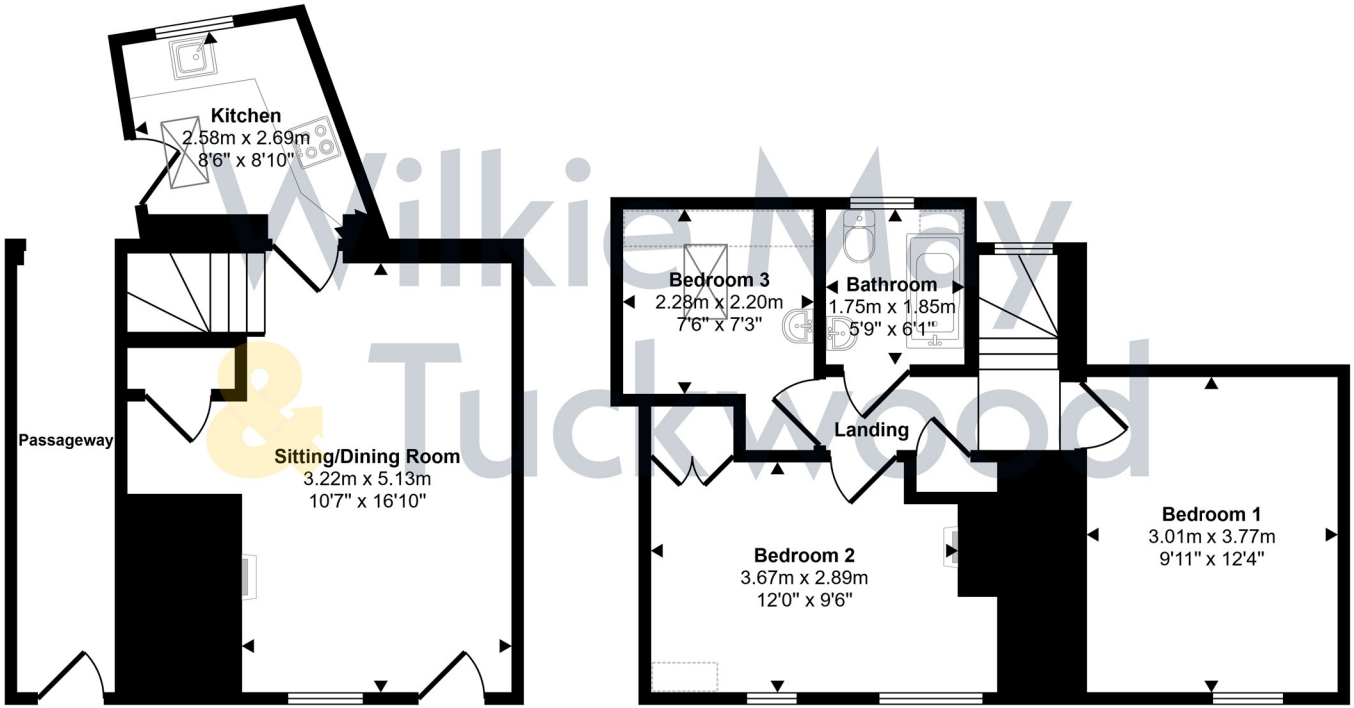
Price £335,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
80 sq m / 860 sq ft



Wilkie May & Tuckwood

Ground Floor

Approx 38 sq m / 408 sq ft

First Floor

Approx 42 sq m / 452 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WM&T

Description

SITUATED IN THE HEART OF THE SOUGHT-AFTER VILLAGE OF NETHER STOWEY - a delightful Grade II listed medieval cottage with long garden and off road parking space.

- Beautiful Grade II listed medieval cottage in the heart of Nether Stowey
- Retains many original features
- Long rear garden extending to approximately 95 feet
- One off road parking space
- Offered for sale with NO ONWARD CHAIN





Of stone construction under a pitched roof, it is believed that this property was part of a medieval hall house, and converted into the delightful cottage seen today approximately 500 years ago.

The accommodation comprises in brief: entrance through front door into a good-sized sitting dining room. This is a beautiful room, full of character with brick floor, inglenook fireplace with inset wood burning stove, beamed ceiling and walls with exposed timbers. There is also a useful storage cupboard, stairs to the first floor and door through to the kitchen.

This is to the rear of the cottage with window overlooking the garden and door giving access to the garden. The kitchen is fitted with a range of base units, butler style sink incorporated into live edge work surface, integrated electric oven and integrated induction hob. There is also space for a fridge.

To the first floor there is a landing area with storage cupboard and doors to the bedrooms and bathroom. Bedroom one has an aspect to the front. Bedroom two also looks to the front with original fireplace and fitted wardrobe. The third bedroom is to the rear with velux window. The bathroom is fitted three piece suite and has a window overlooking the garden.

Outside to the front there is off road parking for one vehicle. To the side of the property there is a passageway shared with the adjoining owner which gives access to the rear garden.

The garden is a particular feature of this property and extends to some 95 feet long. It is predominantly laid to lawn with hedged boundaries, a vegetable plot, trees and shrubs, a patio area, a shed, and stone outbuilding.

There is also a useful summerhouse which is partly used for storage but also has space and plumbing for a washing machine, space for a fridge freezer, a wc and wash hand basin.

AGENT'S NOTE: The property benefits from and is subject to flying freeholds over and under the properties on either side.

Declaration: Under Section 21 of the Estate Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that an employee of Wilkie May & Tuckwood has a direct interest in this property.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage, gas and electricity are connected.

Local Authority: Somerset Council, Taunton TA1

Property Location: ///panicking.hydration.latches **Council Tax Band:** C

Broadband and mobile coverage: We understand there is mobile coverage. the maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk .

Flood Risk: Surface Water: Medium risk Rivers and Sea: Very low risk Reservoirs: Unlikely Groundwater: Unlikely. We recommend you check the risks on http://www.gov.uk/check-long-term-flood-risk

Planning: Local planning information is available on http://www.somersetwestandtaunton.gov.uk/asp/

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 April 2024. .
MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. 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.

Tel: 01643 704400

Wilkie May & Tuckwood 6 Wellington Square, Minehead, Somerset,

TA24 6NH