



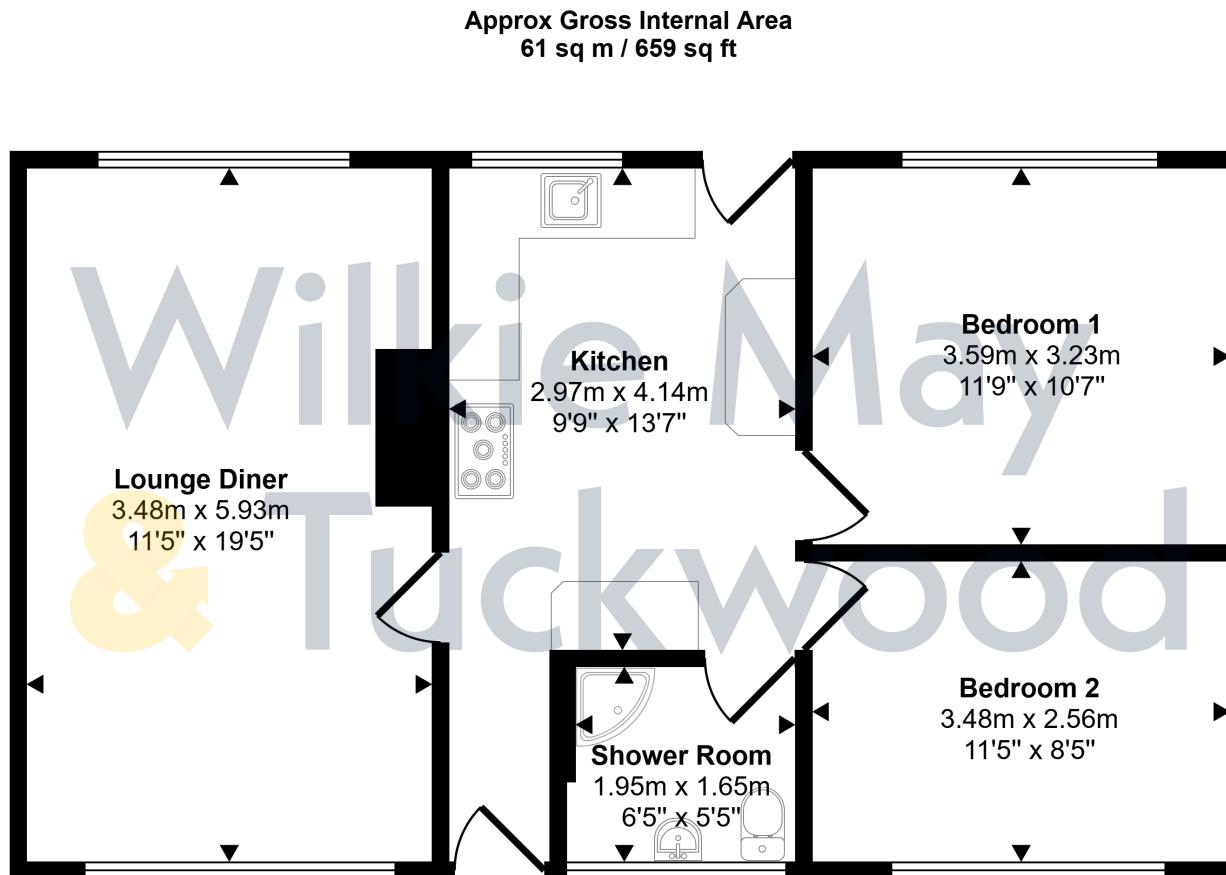
Church Close

Carhampton, TA24 6NS
Price £275,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



Floorplan

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.

Description

A two double bedroom detached bungalow occupying a large plot within the popular village of Carhampton offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, the property benefits from double glazing throughout, a solid fuel Rayburn in the kitchen for cooking and heating, a large garden and a detached garage with parking.

There is also an array of leased solar panels on the roof which assist with electricity costs.

- Popular village location
- 2 double bedrooms
- Garage with parking
- Large garden
- NO ONWARD CHAIN



Wilkie May
& Tuckwood

Wilkie May & Tuckwood are delighted to be able to offer this detached bungalow.

The accommodation comprises in brief: entrance through front door into a lobby area which leads into the kitchen. From the kitchen doors open to the lounge diner, bedrooms and shower room.

The lounge diner is a large, double aspect room with windows to the front and rear. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space and plumbing for washing machine, space for undercounter fridge and integrated Rayburn with extractor hood over. There is also a window to the rear and door to the rear garden.

Bedroom one has an aspect to the rear

overlooking and garden and bedroom two has an aspect to the front. The shower room is fitted with a suite comprising corner shower cubicle, pedestal wash hand basin and wc. There is also an obscured window.

Outside to the front there is a good-sized garden predominantly laid to lawn with a tree and shower beds. To the rear there is a further good-sized garden with large decked area, two greenhouses, a shed and various vegetable and shower beds.

There is also a detached garage with parking.

AGENT'S NOTE: The roadway to the side of the property giving access to the garage is unadopted and is owned by numbers 1 and 4 Church Close with numbers 2 and 3 Church Close have a right of way over this roadway.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water, mains electricity, mains drainage and solid fuel fired central heating.

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

Property Location: <https://bulge.defectors.require> **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is good 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: Very low risk **Rivers and the 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 January 2026. . 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.



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