



## Vicarage Road

Carhampton TA24 6NP

Price £199,950 Freehold



**Wilkie May**  
& Tuckwood

# Floor Plan

Approx Gross Internal Area  
79 sq m / 846 sq ft



Ground Floor  
Approx 41 sq m / 442 sq ft

First Floor  
Approx 38 sq m / 404 sq ft

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

An attractive two-bedroom thatched cottage situated within the popular village of Carhampton and offered for sale with NO ONWARD CHAIN.

Of stone construction, this pretty property is in need of general updating but does retain many character features and benefits from a cloakroom, a first floor bathroom and a good-sized level garden with potential to create parking.

**Internal viewing highly recommended to appreciate the accommodation offered.**

- Village property
- 2 bedrooms
- Level garden
- Potential to create parking
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this delightful village property.

The accommodation comprises in brief: entrance through front door into porch with leaded window to the front and door through to the hallway. From the hallway there is open access to the living room and stairs leading to the first floor.

The living room is a good-sized room with leaded light window to the front, beamed ceiling and attractive stone wall with feature fireplace incorporating a wood burning stove. There is also a door to understairs storage space with a door to the fitted cloakroom and a further storage cupboard.

To the side of the fireplace there is open access to the kitchen which is a double aspect room with leaded light windows to the front and side. The kitchen area is fitted with a range of base units, sink and drainer incorporated into work surface and

integrated oven with four ring hob. There is also space and plumbing for a washing machine and ample space for a fridge freezer.

To the first floor there is a landing with doors to the bedrooms and bathroom. Bedroom one has a leaded light window to the front, an airing cupboard housing the water tank, a tiled shower cubicle and wash hand basin. Bedroom two is a double aspect room with windows to the front and side. The bathroom is fitted with a three piece suite and has a window to the rear.

Outside, immediately to the front of the property there is a patio area, raised stone planter and access to the remainder of the garden which is predominantly laid to lawn with hedged boundary. At the bottom of the garden there is a shed and double gates opening to Orchard Road. This area could easily be used for parking.



### 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 and mains drainage.

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

**Property Location:** [///gadgets.arrive.collison](http://gadgets.arrive.collison) **Council Tax Band: C**

**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:** Medium 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

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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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**WM&T**