



## Willowbank

Timberscombe TA24 7TW

Price £235,000 Freehold



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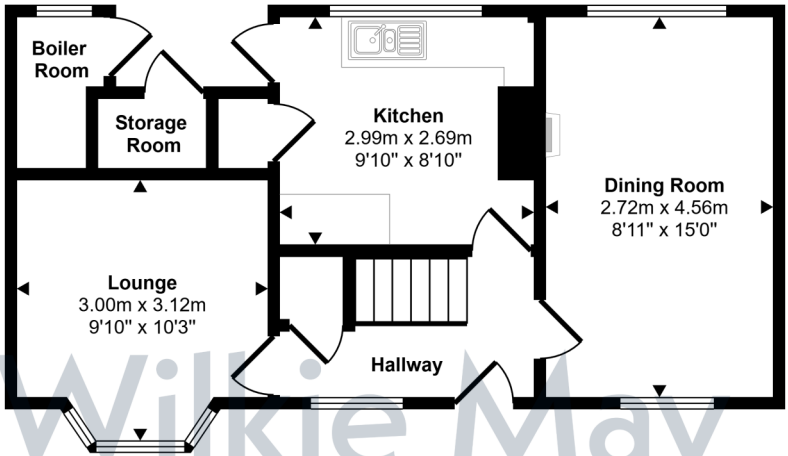
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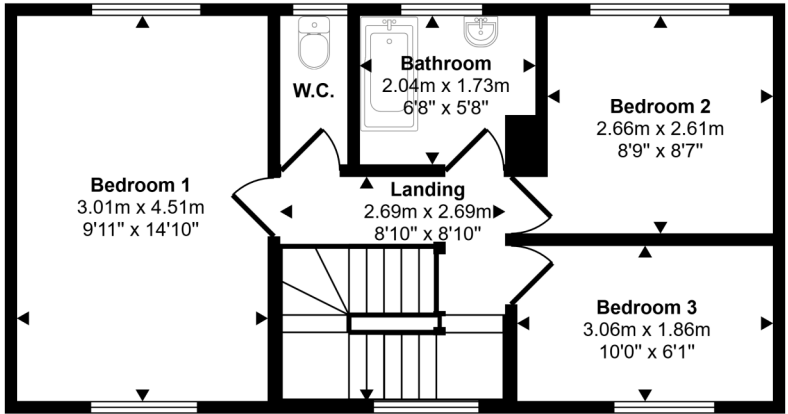
Wilkie May  
& Tuckwood

# Floor Plan

Approx Gross Internal Area  
81 sq m / 870 sq ft



Ground Floor  
Approx 40 sq m / 427 sq ft



First Floor  
Approx 41 sq m / 443 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

A two reception room, three-bedroom end-of-terrace house situated on the outskirts of the popular Exmoor National Park village of Timberscombe.

Believed to be of rendered block construction under a pitched roof, this property benefits from oil fired central heating and double glazing throughout, a good-sized garden and lovely views over the surrounding countryside.

The beautiful countryside surrounding Timberscombe makes it particularly popular with walkers, horse riders and cyclists. Timberscombe is also within easy driving distance of the medieval village of Dunster with its castle, hotels and tearooms. Beyond is the seaside town of Minehead where there are supermarkets, a hospital, a middle school, college, theatre, a sandy beach and other holiday entertainments.

- Village property
- 2 reception room, 3 bedrooms
- Good sized garden to the rear
- On-lane parking
- Viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this three-bedroom village property.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and understairs storage cupboard.

The lounge is a cosy room to the front of the property with bay window affording views over the surrounding countryside. There is also a good-sized double aspect dining room. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface and space with plumbing for a washing machine. There is also a larger cupboard currently housing the fridge freezer, a window to the rear and a door to the garden.

To the first floor there is a landing area with doors to the bedrooms, bathroom and separate wc. The master bedroom is a good-sized double aspect room with window to the front affording lovely views and window to the rear overlooking the garden. Bedroom two has an aspect to the rear and



bedroom three to the front. The bathroom is fitted with a two piece suite with a separate wc alongside.

Outside to the front there is parking in the lane with steps rising up to the front door and a small area of garden. Immediately to the rear of the house there is a useful tool storage room together with a room housing the oil fired boiler. To the rear of the property there is a good-sized terraced garden with inset trees, including a Dunster plum and various shrubs and lovely views from the top over the houses to the hills beyond. At the top of the garden there is a summer house positioned to take full advantage of the lovely views.

LOCATION: The village of Timberscombe is situated on the River Avill. Amenities in the village include Timberscombe First School and Pre-School, a large Play Area, a thriving Village Hall, The Lion Inn, a Post Office and Store, a Social Club and St Petrock's Church.



### 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 oil fired central heating.

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

**Property Location:** [///bunny.drags.cheeses](http://bunny.drags.cheeses) **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:** 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 December 2025. . 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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