



Church Close

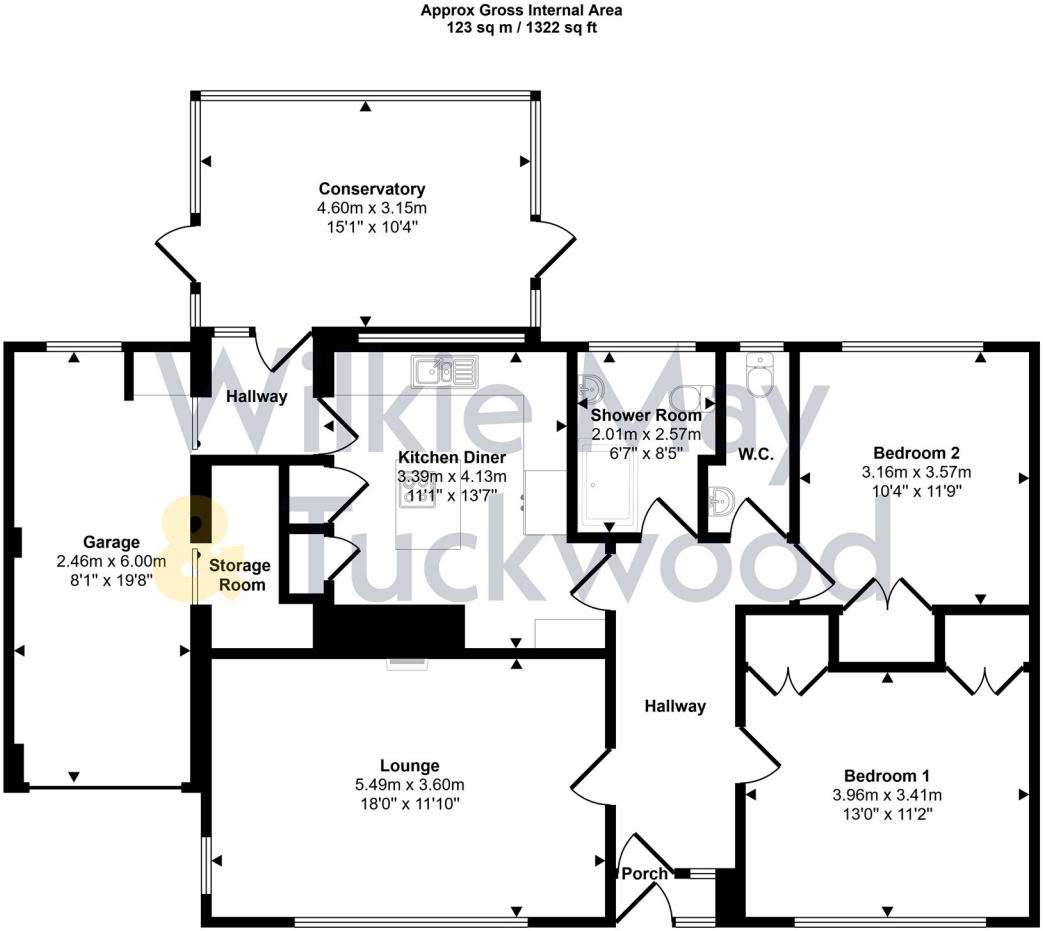
Carhampton TA24 6NS

Price £315,000 Freehold



Wilkie May
& Tuckwood

Floorplan



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 situated within a quiet residential area in the popular village of Carhampton.

Of cavity wall construction under a pitched roof, the property benefits from electric central heating and double glazing throughout, a garage with off road parking, a large conservatory, attractive level gardens and lovely views towards the Church and Eastbury Hill.

AGENT'S NOTE: The roadway leading down to the property from number 4 Church Close is unadopted and shared with numbers 5 and 6 Church Close.

- Popular village location
- Garage with off road parking
- Good-sized level garden
- Lovely views towards the Church and Eastbury Hill
- Internal viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this two double bedroom property.

The accommodation comprises in brief: entrance through front door into a porch with door through to a good-sized hallway with doors to the principle accommodation.

The lounge is a double aspect room with large window to the front and window to the side and fireplace with inset wood burning stove.

The kitchen is to the rear of the property and fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated double oven, island unit with integrated hob, space and plumbing for washing machine and dishwasher and space for fridge freezer. There are also two storage cupboards, a window to the rear and door to an inner hallway. From the inner hallway, a door opens into the conservatory which affords lovely views over the garden.



Both bedrooms are double rooms, one with an aspect to the front and two fitted wardrobes and the other with views over the garden and one fitted wardrobe. There is also a shower room with fitted three piece suite and an additional wc alongside.

Outside, the frontage of the property has been tarmaced to provide off road parking with a hedge providing screening. The garage is to the side and has a window to the rear and sliding door into the inner hallway.

To the rear there is a good-sized level garden predominantly laid to lawn with flower and vegetable beds, a pond, a fruit tree, a patio and a shed. From the garden there are lovely views towards the church and Eastbury Hill.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity. Electric fired central heating.

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

Property Location: <http://beards.blackbird.apes> **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 61 Mbps download and 13 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>

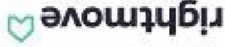
Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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 10th February 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, 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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