



High Street

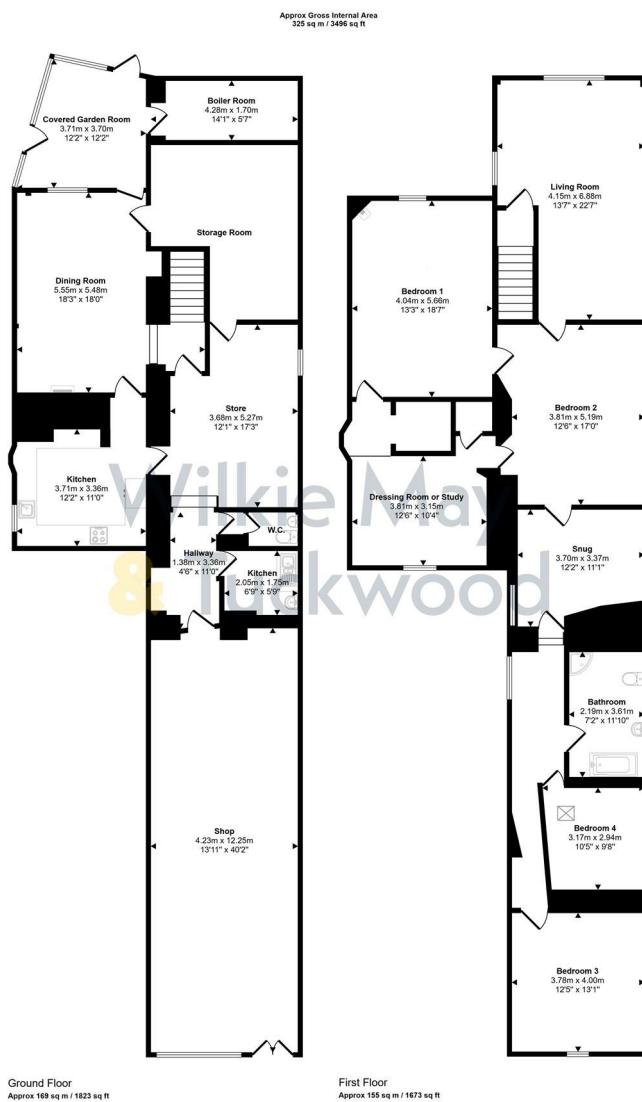
Taunton TA4 3TA

Price £200,000 Freehold



Wilkie May & Tuckwood

Floorplan



Description

A unique opportunity to purchase a mix commercial/residential property with the opportunity to work from home in a favoured village on the edge of the Quantock Hills.

- GUIDE PRICE £200,000-£250,000
- Development Opportunity
- Substantial Living Accommodation
- Central Village Location
- Live-Work Opportunity
- Private Garden



The accommodation in brief comprises; Door into the open plan Shop; part glazed wooden door into Rear Hall; door into Kitchenette with tiled floor, stainless steel sink and drainer, pedestal wash basin, basic range of kitchen units. Staff WC; with tiled floor, low level WC, wash basin with Redring electric instant hot water heater. Open plan Stock Room. Kitchen; with solid oak fitted kitchen and granite worktops with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, fitted electric hob with extractor fan over, two eye level electric ovens, integrated dishwasher, integrated washing machine, door into Dining Room; with woodburner, exposed brick work, wooden mantle piece over, under stairs storage cupboard, door into rear coveryard Garden Room. Door into Boiler Room; with floor standing Myson Calor gas boiler. Stairs to first floor from the Stock Room; into the L Shaped Sitting Room with double aspect, exposed ceiling beams, door into Snug; with aspect to side, door into Bedroom; with aspect to rear; door into Dressing Room or Study with airing cupboard housing a modern foam lagged tank with immersion switch. Inner Hall; Family Bathroom; with four piece white suite comprising roll top bath, mixer shower attachment over, corner shower cubicle with electric mira sport shower over, low level WC, wash basin inset into vanity cupboard, heated towel rail. Bedroom; with Velux window. Bedroom; aspect to front overlooking the Church Yard.

OUTSIDE: To the rear of the property there is an enclosed walled garden, laid to chippings and lawn with access to a small outbuilding/garden store.

MATERIAL INFORMATION:

Council Tax Band: D- Flat over. Shop – Currently exempt from business rates.

Tenure: Freehold

Utilities: Mains water, electricity, sewage



Parking: There is no parking at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the 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.

8. Financials: Each offer must include a detailed financial statement for the seller. This statement should include a balance sheet, income statement, and cash flow statement. It should also include a detailed explanation of the seller's financial history and any significant financial events that have occurred in the last 12 months.

Fllood Risk Surface Water: xxx Risk Reservoirs: xxx Risk Groundwater: xxx. We recommend you check the risks on

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Broadband and mobile coverage: We understand that there is xxxx mobile coverage. The maximum available speeds are xxx Mbps download

Property Location: Council Tax Band: D

Local Authority:

Terure: Freehold

GENERAL REMARKS AND STIPULATIONS:

