



Sampford Brett,
Taunton, TA4 4JY.
Guide Price £295,000
Freehold

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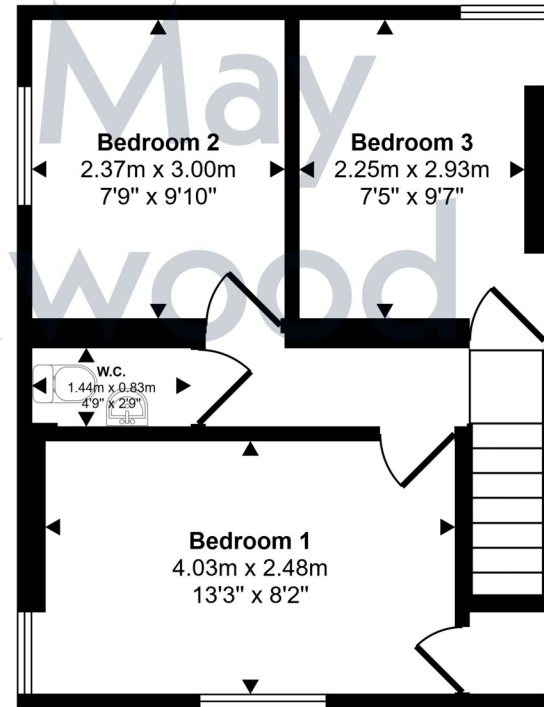
**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
78 sq m / 843 sq ft



Ground Floor
Approx 45 sq m / 481 sq ft



First Floor
Approx 34 sq m / 361 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 three bedroom end of terrace cottage, Listed Grade II, situated in the sought after village of Sampford Brett with No Onward Chain.

- End of Terrace
- 3 Bedrooms
- In Need of Modernisation
- Off Road Parking
- No Onward Chain

The property comprises an end of terrace cottage built by the Acland Hood family, of local red sandstone with diamond roof tiles, with the benefit of electric heating, off road parking and good sized gardens. The cottage is in need of modernisation and is available with No Onward Chain.

The accommodation in brief comprises; Wooden door with square viewing panel into Entrance Hall; flagstone floor, door into Living Room; double aspect, flagstone floor, woodburner inset into chimney breast with stone and brick surrounds, wooden mantle over, door into Dining Room; with a herringbone wood block floor, aspect to side, woodburner inset into the chimney breast with tiled hearth, reclaimed beam over, airing cupboard housing modern foam lagged cylinder with immersion switch, door into rear hall; door into Utility Cupboard; with space and plumbing for a washing machine, shelving over. Ground Floor Bathroom; with shower tray, thermostatic mixer shower over, low level WC, wash basin. Kitchen; with aspect to rear, tiled floor, stable door to the rear garden, basic range of cupboards and drawers under a rolled edge worktop with inset sink and drainer, mixer tap over, space for an under counter fridge. Stairs to the first floor landing; hatch to roof space. Bedroom 1; aspect to front, cupboard over the stairs. Bedroom 2; aspect to side. Bedroom 3; aspect to rear. Separate WC; with low level WC, wash basin.



OUTSIDE: The property has off road parking for 2/3 vehicles via a gravelled hardstanding. The gardens lie to the West of the parking area and are laid to lawn, incorporating a pond with established hedged boundaries. Within the garden there is a summerhouse and outbuilding with power and lighting.

AGENTS NOTES: Please note that due to the age of the property, the neighbours have pedestrian right of access across the rear yard for maintenance. In May 2025 Bats were discovered in the loft space and reported.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, electric heating.

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

Council Tax Band: D

Parking: There is off road 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

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 July 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.