

Towers Wills

Town & Country

£300,000



16 Tiptoft, Stoke-sub-Hamdon, Somerset, TA14 6PD

Towers Wills welcome to the market this well presented character home situated in a quiet development within this thriving village and the extended accommodation briefly comprises: reception hallway, cloak/w.c, living room with open fireplace, kitchen/breakfast room, dining room, three double bedrooms, en-suite, family bathroom, allocated parking, garage and rear garden.

Key Features

- VIDEO TOUR AVAILABLE
- Three double bedrooms
- En-suite
- Quiet cul de sac position
- Garage
- Extended

Reception Hallway

Door to the front, tiled floor, radiator and window to the front.

Cloak W.C

Comprising w.c, wash hand basin, tiled floor, extractor fan and radiator.

Living Room

Spacious family living area with open fireplace with hamstone surround and radiator.

Kitchen Breakfast Room

Comprising of a range of well presented wall, base and drawer units, work surfacing, larder unit, integrated dishwasher, integrated double oven, integrated gas hob with cookerhood over, splashback tiling, window to the rear, tiled floor, radiator, space for breakfast table and chairs and being open plan to the dining room.

Dining Room

With pleasant outlook onto the rear garden, perfect area for entertaining with family and friends with double doors opening onto the patio area, tiled floor, radiator and roof lantern.

First Floor Landing

Stairs from reception hallway and airing cupboard.

Bedroom Two

Window to the rear, double built-in wardrobe and radiator.

Bedroom Three

Window to the front and radiator.

Bathroom

Suite comprising bath with mixer handset, wash hand basin, w.c, window to the rear, radiator, part tiled and extractor fan.

Second Floor

Master Bedroom

With window to the front enjoying views of Ham Hill monument, two velux skylights to the rear, storage to the eaves, built-in wardrobes, radiator and door to en-suite.



En-suite

Comprising bath with shower over, wash hand basin, w.c, fully tiled, extractor fan and radiator.

Outside**Rear Garden**

To the rear of the property is an enclosed garden with gated rear access, majority laid to lawn with decked and patio areas, planted borders stocked with plants and shrubs.

Allocated parking

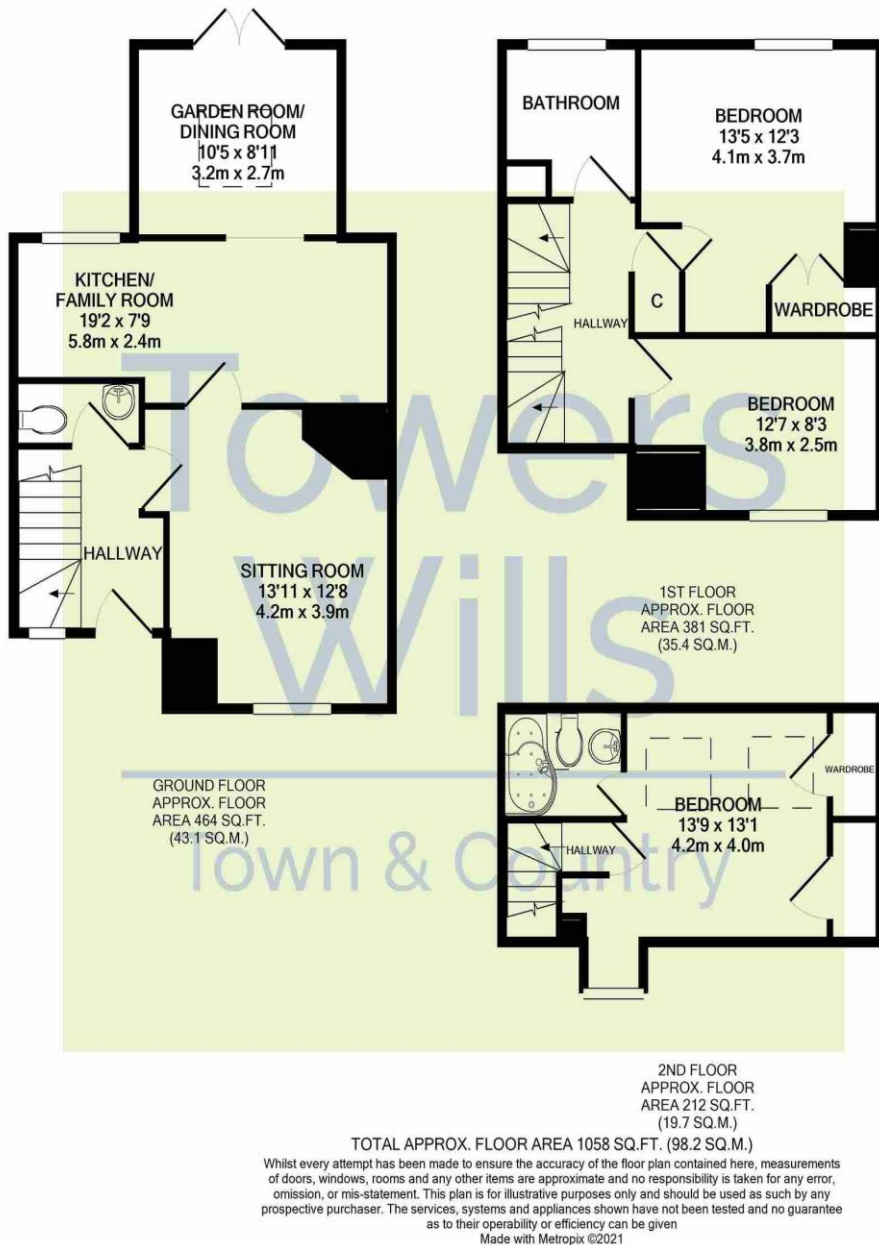
There is allocated parking for one vehicle.

Garage

Situated to the rear of the property with 'up and over' door.

Agents note:

There is an annual service charge of approx.. £400 for upkeep of surrounding areas i.e cutting grass etc.



Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.