



**AGENTS NOTE:** The property has a Flying Freehold to the first floor over the shared pathway between number 6 and the neighbouring house.

**LOCATION:** Bray Close is set in a central position within the village of Burllescombe which benefits from a church and primary school which feeds into the sought after Uffculme Secondary School. The village is approximately 3 miles from Junction 27 of the M5 with Tiverton Parkway less than 4 miles distant providing swift national rail access.

**DIRECTIONS:** From Junction 27 of the M5 motorway head towards Wellington on the A38. After approximately 3 miles turn left at the crossroads signposted Burllescombe. Continue through the village, passing over the railway bridge around to the left hand side where there is a left hand turning into Bray Close.

#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold, by private treaty with vacant possession on completion.

**Services:** Mains electricity, mains water, mains drainage, oil fired central heating, telephone

**Local Authority:** Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, Devon EX16 6PP .

**Property Location:** [w3w.co///unloaded.stunt.tribe](http://w3w.co///unloaded.stunt.tribe)

**Council Tax Band:** B

**Construction:** Traditional cavity construction with a brick and rendered outer leaf under a tiled roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 49 Mbps download and 11 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** very low

**Rivers and the Sea:** very low

**Reservoirs:** Unlikely

**Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

**Planning:** Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.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

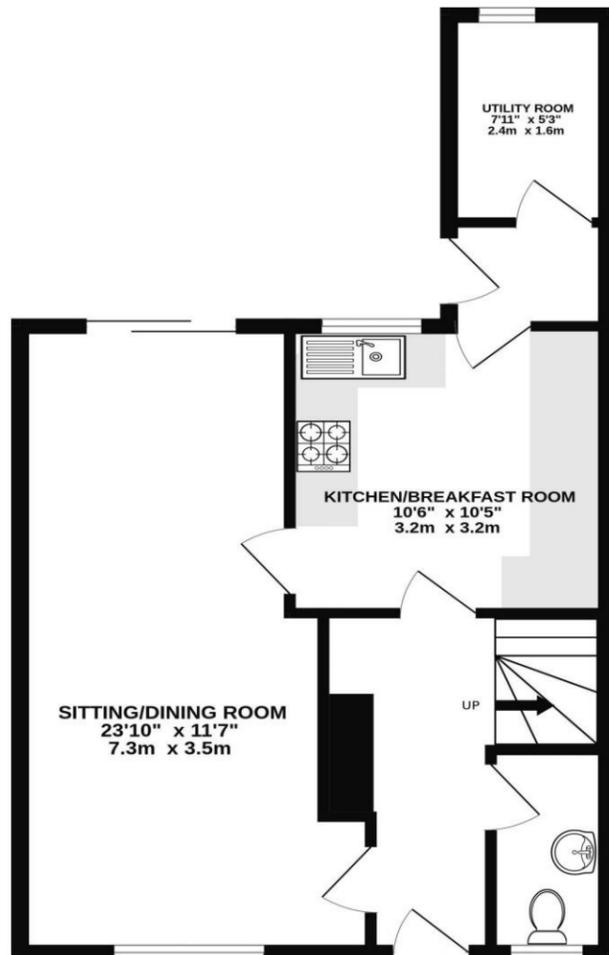
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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:

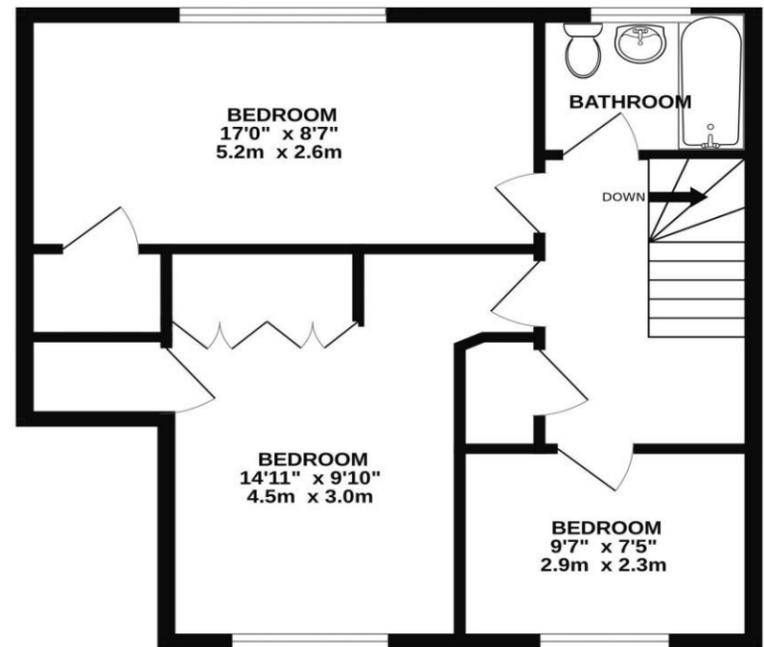
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.

GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A spacious 3 bedroom family home situated in the popular village of Burlescombe within easy reach of both Wellington and Tiverton. The property occupies a pleasant plot position with green space to the front and an enclosed garden at the rear.

The accommodation comprises in brief; front door opens into the entrance hallway where immediately you will notice the open feel of the accommodation with downstairs cloakroom, stairs to the first floor and doors to the principal rooms. The sitting/dining room is open plan in concept with a feature fireplace, picture window to the front elevation and ample space for all everyday living and dining furniture. Patio doors open to the garden, creating the perfect space to entertain family and friends.

A door leads through to the kitchen which is fitted with a comprehensive range of wall and base units with an integrated oven and hob, space for a washing machine and an undercounter fridge. From the kitchen, a rear lobby leads to the utility room with space and plumbing for appliances and the oil fired boiler.

To the first floor, there are two large double bedrooms with storage, alongside a good size third bedroom. These are serviced by the family bathroom which is fitted with a three piece suite.

Externally, the property is set back from the road with steps down via a pathway to the front door. A side passage leads to the rear garden which is predominantly laid to lawn and patio with mature borders and a timber storage shed. The garden enjoys a good degree of privacy and offers an excellent space to sit out and relax.



- Spacious three bedroom house
- Popular village location, close to Tiverton and Wellington
- Enclosed rear garden and open aspect to the front
- uPVC double glazing
- Oil fired central heating

