HEATHERTON PARK ROAD

gth

TAUNTON









West Haven Heatherton Park Road
Wellington, Somerset, TA21 9HU

Wellington Town 2.7 miles; M5 Junction 26, 1.5 miles

2 | 3 | 2 | 103 sq m

A well presented three bed detached bungalow offering ample parking and stunning views.

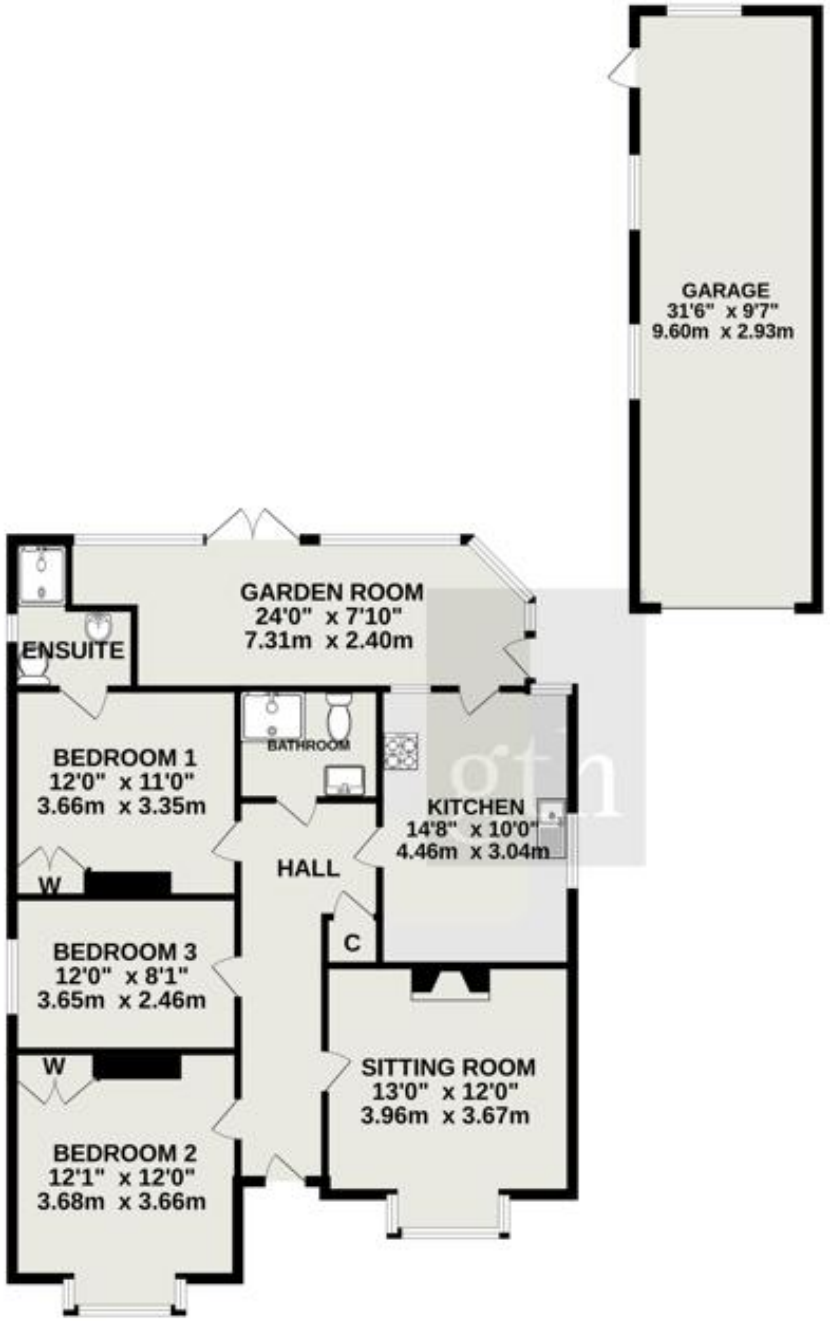
Freehold Guide Price £400,000

SITUATION

This property is well positioned within equal distance of the towns Taunton and Wellington and the local amenities can be found at Bradford on Tone and West Buckland, each being about a mile away where facilities include primary schooling, attractive parish church and pubs. The M5 can be joined at Junction 26 which is approximately a mile to the north providing excellent communications to the southwest and to the east. It is also well placed for the commuter as Bristol and Exeter are within an hours drive, both hosting international airports.

DESCRIPTION

The property is believed to date back to the 1930's and is of rendered block elevations under a pitched and hipped tiled roof. The property enjoys all mains services, PVC double glazing and gas fired central heating throughout. In brief the accommodation comprises of an entrance hall with access to the loft space. To the right hand side is a living room which is presented with brick effect fireplace and a bay window. To the left is bedroom two which also features a bay window. There are two further double bedrooms with the master enjoying a newly fitted en-suite and fitted wardrobes. The family bathroom has recently been installed and comprises a large corner shower, low level WC and hand wash basin with cabinet over. The kitchen has a range of modern fitted base





units with rolled top work surfaces, matching wall cupboards over with a number of integral appliances and a corner pantry cupboard. Plumbing is also available for a dishwasher and washing machine. A door leads out to a garden room which is double glazed and is currently being used as a snug/breakfast/dining room.

OUTSIDE

The property is approached over a concrete driveway which leads to a gravel car park and turning area for several vehicles all of which is contained within evergreen hedging and panel fencing. To the side is a carport and a five bar gate leads to a tandem garage to the rear of the property. Pedestrian side access leads to the rear where the primary gardens lie. Adjoining the house is a paved sun terrace ideal for alfresco dining and summer entertaining and enjoys fantastic far reaching views of open countryside together with the Quantock Hills beyond. The gardens here are predominantly lawned with well established herbaceous borders with a hard landscaped garden to the right. At the end of the gardens is a small fruit orchard, glass house and vegetable garden. The real selling point of this property are the views which are only fully appreciated in person therefore a viewing is highly recommended.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property.

Council Tax: *Somerset Council—Band D.*

DIRECTIONS

What3words:///earplugs.grudges.reservoir

ADDITIONAL INFORMATION

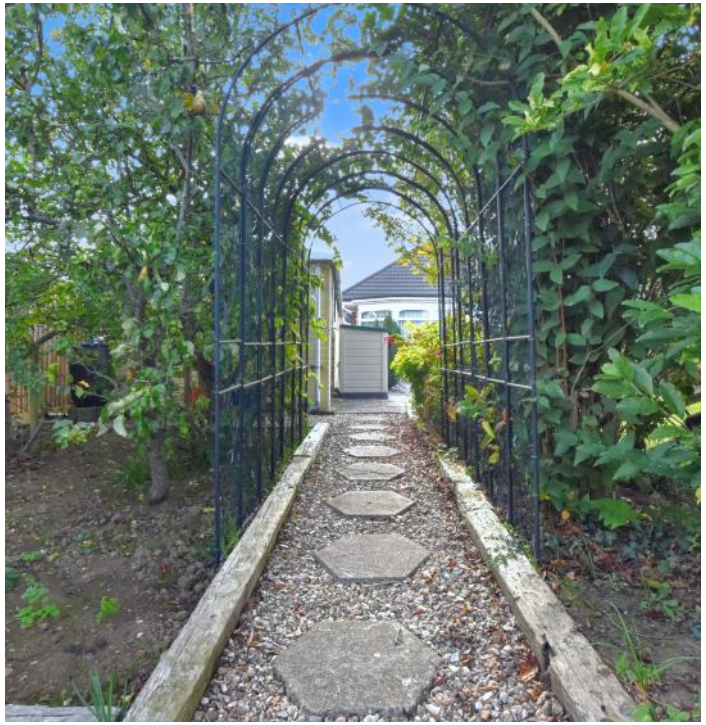
Broadband: FTTP—Superfast broadband is available—highest available download speed 32 Mbps, highest available upload speed 4 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.











VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

13 Hammet Street, Taunton, Somerset, TA1 1RN

Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU250372

GREENSLADE TAYLOR HUNT

www.gth.net