TREEPOTS

gth

WEST BAGBOROUGH









Treepots

West Bagborough, Somerset, TA4 3EP

Taunton Town 13.2 miles; M5 Junction 25, 15 miles

3 | 4 | 3 | 185 Sqm

A unique chalet style property comprising three self contained apartments, offering excellent investment potential or the opportunity to create a spacious family home.

Freehold Guide Price £325,000

SITUATION

Situated in the sought-after village of West Bagborough (TA4 3EP), the property enjoys a peaceful setting on the edge of the Quantock Hills, an Area of Outstanding Natural Beauty. The village offers a traditional rural lifestyle with a welcoming community, village hall and parish church, while the nearby market town of Taunton provides an extensive range of shopping, educational and leisure facilities together with mainline rail links to London Paddington. The surrounding countryside offers superb opportunities for walking, cycling and outdoor pursuits, making this an attractive location for both permanent residents and holiday visitors.

DESCRIPTION

A fantastic opportunity to acquire a unique chalet style bungalow situated in the sought after village of West Bagborough. Formerly a single dwelling, the property has been thoughtfully converted into three self contained apartments, all of which are currently privately let by the existing owner, offering an attractive investment opportunity. Alternatively, the property could be converted back into a spacious family home, subject to any necessary consents.

THE LODGE, TREEPOTS

Accessed from the front of the property, The Lodge is a well presented one bedroom ground floor apartment. The



accommodation comprises an entrance hall leading to a bright open plan living room and fitted kitchen, together with a double bedroom and a modern shower room with WC.

GROUND FLOOR FLAT, TREEPOTS

Accessed from the rear of the property, this apartment offers an entrance into the fitted kitchen, a comfortable living room, and a bathroom on the ground floor. Stairs rise to the first floor, where a spacious double bedroom is located.

FIRST FLOOR FLAT, TREEPOTS

Also accessed from the rear of the property, this apartment features a private entrance hall with stairs leading to the first floor. The accommodation comprises a fitted kitchen, family bathroom, and two well proportioned bedrooms.

Agent's Note: The property offers excellent flexibility and would also lend itself to conversion back into a substantial family home, subject to any necessary planning permission and building regulation approval.

OUTSIDE

The property occupies a generous plot surrounded by lawned gardens and benefits from off road parking for two vehicles. To the rear is a useful storage shed providing additional external storage.

SERVICES & OUTGOINGS

Mains electric, water and drainage to a septic tank. Electric central heating.

Council Tax: *Somerset Council—Band A.*

DIRECTIONS

What3words:///mini.idealist.toasters

ADDITIONAL INFORMATION

Mobile Coverage: 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

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