

BUCKWELL

gth

WELLINGTON





112 Buckwell Wellington, Somerset, TA21 8TE

Taunton Town 6.4 miles; Wellington 0.5 Miles; M5 Junction 26, 1.7 miles

2 4 1 110 Sqm

Rarely available well presented, our bed link detached family home just off the centre of Wellington. Being sold with no onward chain.

Freehold Guide Price £380,000

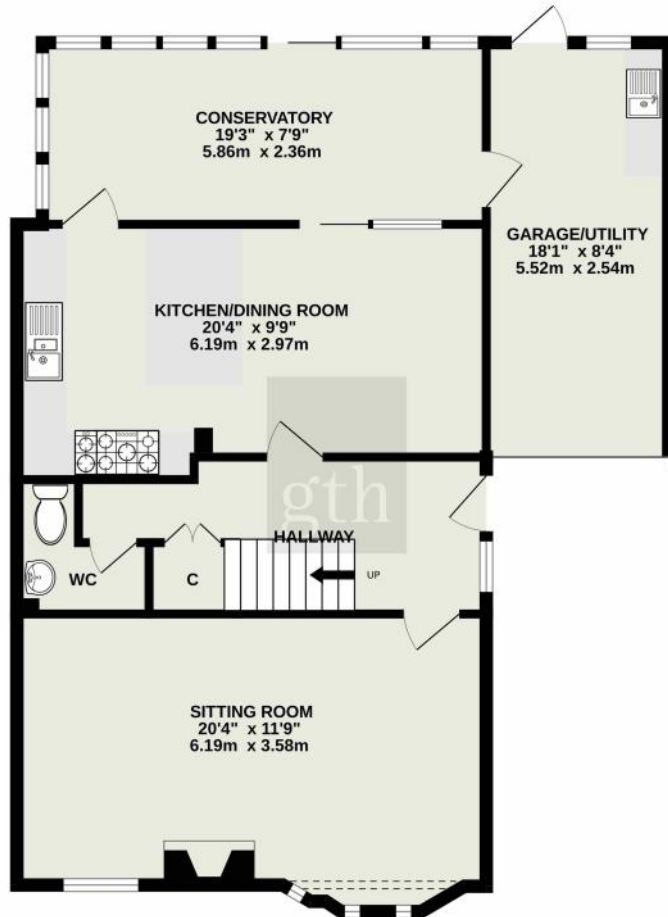
SITUATION

Buckwell is situated close to Wellington which provides a good level of facilities including primary and secondary schooling, a variety of retail stores and day to day banking. The M5 is available at junction 26 giving access to the wider motorway network beyond. The county town of Taunton is approximately 7 miles to the north east where a wider variety of commercial, financial and recreation facilities can be found. The Blackdown Hills designated as An Area of Outstanding Natural Beauty are visible from the property and are within a couple of miles where a host of country pursuits and lovely walks may be enjoyed.

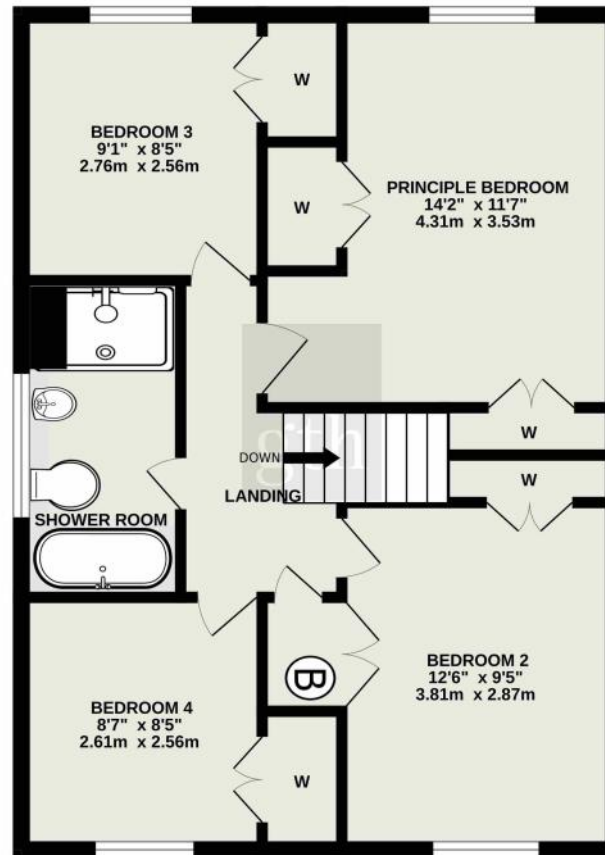
DESCRIPTION

Buckwell is nestled in the heart of the ever popular town of Wellington. We offer this well presented and extended, four bedroom link detached property with no onward chain. The property has been thoughtfully upgraded and offers spacious well laid out accommodation. Property briefly comprises of entrance hall, giving access to most rooms. The lounge is located to the front of the property and boasts a large bay picture window overlooking the front elevation. The large kitchen/dining room runs to width of the back of the property, is fitted with modern matching wall and base

GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.7 sq.m.) approx.



units along with some appliances. In turn the kitchen and dining rooms both offer access to a thoughtfully added conservatory which also runs the width of the building. There is a downstairs WC and useful cloak cupboard found in the hallway. To the first floor are four good size bedrooms all served by a family bathroom which comprises a bath, large enclosed shower, wash hand basin and WC. The property is warmed by gas central heating and has double glazing.

OUTSIDE

The property is approached over block paved driveway leading to the front door and garage via an undercover/carport area. The front garden is open plan and is mainly laid to lawn. There is a raised bed currently with grey shingle. The fully enclosed rear garden is accessed via the large conservatory and opens onto a large patio area. The garden has a square lawn area and is boarded by a large pathway with some mature shrubs flanked by a large deck area ideal for outdoor entertaining. There is a gate for rear access.

SERVICES & OUTGOINGS

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

Council Tax: *Somerset Council—Band E.*

DIRECTIONS

What3words:///less.replenish.pipes

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 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.

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VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

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