

**Agents Note:** Please note there is a contribution charge for the maintenance of the private road of approximately £170 per annum.

**LOCATION:** Courtlands is situated in the heart of the picturesque village of Langford Budville surrounded by rolling fields and natural woodland with a local primary school, parish church, Martlet Inn, village hall all within easy walking distance and a range of outdoor pursuits literally on your doorstep. Wellington itself boasts an assortment of both independently run shops and larger national stores to include the well renowned Waitrose. There is also a good range of educational, leisure and recreational facilities such as the cinema and sports centre with indoor swimming pool. There is regular bus service to the county town of Taunton which is approximately 9 Miles distance and the M5 can be accessed via junction 26 just outside the town.

**DIRECTIONS:** From the Wellington town centre traffic lights proceed along North Street in the general direction of Milverton proceeding through Tonedale and after approximately 1 mile at the "S" bend in the road turn left signposted Langford Budville. Continue into the village and just before reaching the Martlet Inn the development is on the left hand side, where the property will be found in front of you to the left hand side.

**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, LPG gas central heating, telephone

**Local Authority:** Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** w3w.co///design.jams.nightcap

**Council Tax Band:** G

**Construction:** Standard cavity construction with an external render under a slate roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage.

The property is connected to Airband broadband with speeds between 30-70mbps.

**Flood Risk: Surface Water:** 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. Photographs taken and details prepared November 2022. 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.

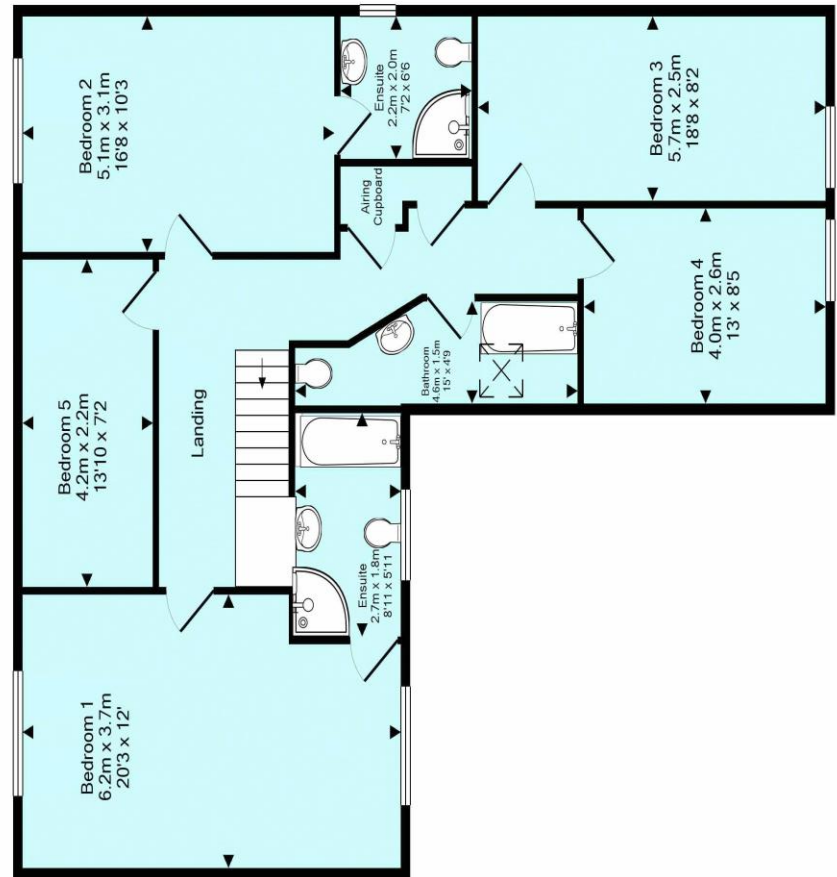
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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  
Approx. Floor  
Area 103.0 Sq.M.  
(1109 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 103.1 Sq.M.  
(1110 Sq.Ft.)  
Total Approx. Floor Area 206.1 Sq.M. (2218 Sq.Ft.)  
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6 Courtlands is a well presented five bedroom detached house situated within a small cul de sac of select properties in the heart of the popular village of Langford Budville, on the outskirts of Wellington and within easy access of Wellington and transport links. The property benefits from a large South facing rear garden with far reaching views across adjacent farmland towards the Blackdown Hills and Wellington Monument. There is a double garage and driveway parking to the front.

The accommodation is arranged over two floors and briefly comprises; front door opens into entrance hallway with stairs to the first floor, a downstairs cloakroom and doors to the principal rooms. The sitting room is a generous size with ample space for all everyday furnishings, a feature electric fire and French doors opening to the rear garden. Further doors lead into the large open plan kitchen/dining room which is fitted with a comprehensive range of wall and base units with integrated appliances, a central island and a spacious area for a dining table and chairs. The open flow of the living accommodation creates the perfect space to host family and friends.

The adjoining utility room provides additional space for appliances, with a door to the side of the property and an internal door into the double garage. Completing the ground floor is a useful home office which would provide an incoming buyer with a number of uses.

To the first floor, there is a spacious landing with a vaulted skylight ceiling providing plenty of natural light, alongside access to the loft which is boarded with a light and ladder. There are five generously proportioned bedrooms with bedrooms one and two situated at the rear to enjoy the fabulous views and both benefiting from en-suites. The remaining bedrooms are serviced by the family bathroom which is fitted with a three piece suite.

Outside, the property is set back from the road and benefits from driveway parking in turn leading to the integrated double garage with an electric door and power connected. The rear garden is a particular highlight of this home and is a substantial size, predominantly laid to lawn with space to grow fruit and vegetables, an area of wild flowers and a generous patio adjacent to the house. There are fabulous far reaching views across the adjoining countryside towards the Blackdown Hills. The garden further benefits from a recently installed Summer house which is full insulated and connected to power, providing a number of uses for an incoming buyer.



- Spacious detached 5 bedroom family home
- En-suites to two bedrooms
- Home office
- Large garden with open countryside views towards the Wellington Monument
- Double garage and driveway parking
- Potential to create an annexe

