



LOCATION:

Orchard View is close to all amenities to include popular primary school and church. A wider range of amenities can be found in Wellington which is approximately 3 miles distant with a good range of both independently shops and larger national stores such as the well renowned Waitrose. The county town of Taunton is approximately 4 miles distant with the M5 motorway accessible at Junction 26 which is just outside West Buckland.

DIRECTIONS:

From Wellington town centre proceed in the Taunton direction and at the Chelston roundabout bear left on the A38 towards Taunton for approximately 2 miles, at the "Worlds End" public house turn right at the sign West Buckland. Carry on through the village and just before the motorway bridge the property can be found on the right hand side as indicated by our For Sale board.

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, gas central heating

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

Property Location: w3w.co.uk//bags.supreme.eruptions

Council Tax Band: E

Construction: Brick and block under a tiled roof.

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 134 Mbps download and 20 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>

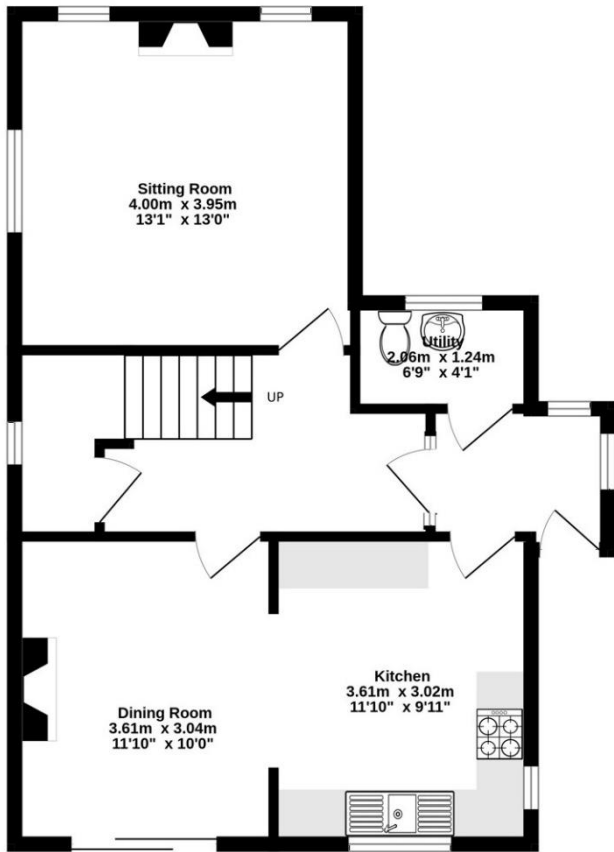
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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. 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:

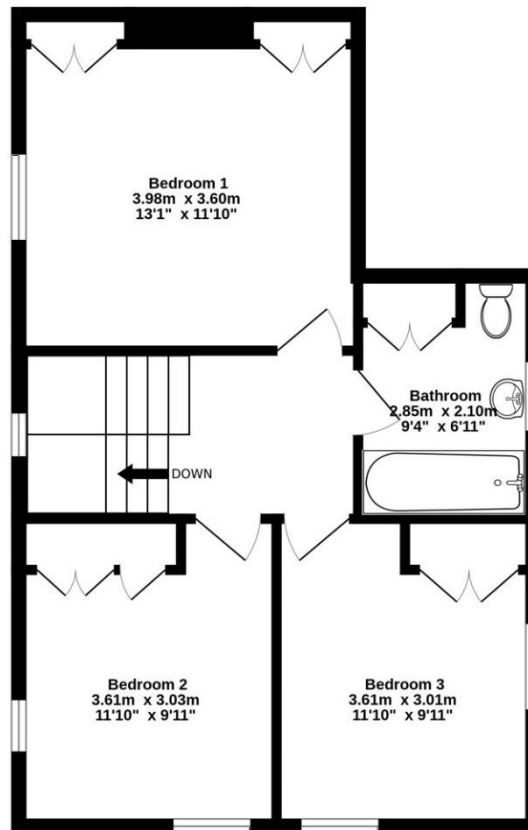
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

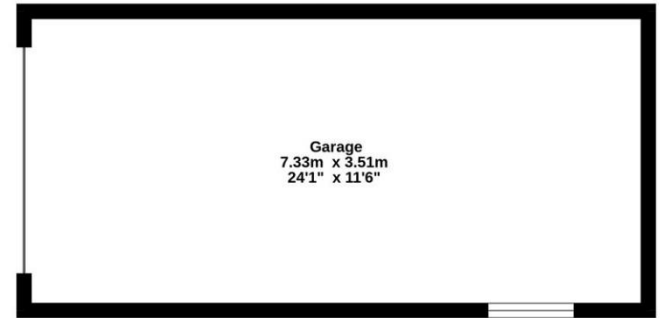
Ground Floor
52.6 sq.m. (566 sq.ft.) approx.



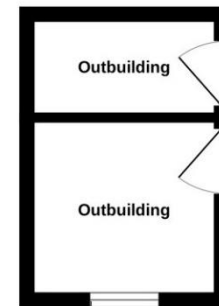
1st Floor
50.8 sq.m. (547 sq.ft.) approx.



Garage
25.7 sq.m. (277 sq.ft.) approx.



Outbuilding
7.7 sq.m. (82 sq.ft.) approx.



TOTAL FLOOR AREA : 136.8 sq.m. (1472 sq.ft.) 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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Having been in the same family for 70 years, Wilkie May & Tuckwood are delighted to be offering Orchard View to the market. This generous three bedroom detached house sits on an enviable plot surrounded by its own gardens and enjoying some lovely uninterrupted views towards open countryside.

Built in 1954 and sitting on the peripheries of the village of West Buckland the property's accommodation briefly comprises a generous entrance porch with steps up into the main hallway giving access to all main principal rooms. The main dual aspect sitting room enjoys views to the side aspect and features a log burner inset into a feature fireplace creating a real focal point to the room and offers ample space for everyday furnishings. The light and airy kitchen enjoys a large picture window overlooking the delightful gardens and benefits from a modern range of matching cream wall and base units with contrasting worktops. There is an integrated fridge/freezer, pull out larder, electric inset oven and ceramic hob with extractor over. The adjoining breakfast/dining room enjoys further views over the rear garden via large patio doors and offers plenty of space for dining furniture, furthermore this room offers another contemporary log burner. Completing the ground floor is a useful cloakroom/utility room along with a wall mounted boiler.

To the first floor there are three double bedrooms serviced by a family bathroom offering a white three-piece suite with shower over the bath.

Externally there is vehicular access to the property over a cattle grid with a pedestrian gate to the side, this is shared with two other properties. The level gardens surround the property on all sides and are a gardener's delight, offering an abundance of mature planting and numerous areas of interest to include a feature pond, raised vegetable beds, compost area, seating areas, log store, potting shed and a useful outbuilding. Furthermore, there is a single detached garage/workshop along with a block paved driveway providing parking for two vehicles.



- 1950's three bedroom detached house
- Garage and driveway parking
- Gated shared entrance
- Manicured large level garden
- Potential to extend
- Countryside views
- Outskirts of West Buckland

