



**LOCATION:** Corner Cottage is located along Back Lane in the centre of the sought after village of Bradford on Tone which has a thriving community spirit with various facilities to include a church, community shop and village hall and is conveniently located only a 1/4 of a mile off the A38 between Wellington and the County Town of Taunton. Wellington town boasts a range of independently run shops and larger national stores to include the well renowned Waitrose. The town also benefits from a range of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. The County Town of Taunton which is approximately 4 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 outside Wellington.

**DIRECTIONS:** From our Wellington town centre proceed on the A38 towards Taunton. Turn left at Heatherton Grange, opposite "The Worlds End" public house signposted Bradford on Tone. On approaching the centre of the village, turn right onto Back Lane where the property will be seen immediately on the left 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, telephone

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

**Property Location:** [w3w.co.uk/fishnet.wasps.laws](http://w3w.co.uk/fishnet.wasps.laws)

**Council Tax Band:** D

**Construction:** Brick and block construction with a rendered outer leaf.

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 70 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** high **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. 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.



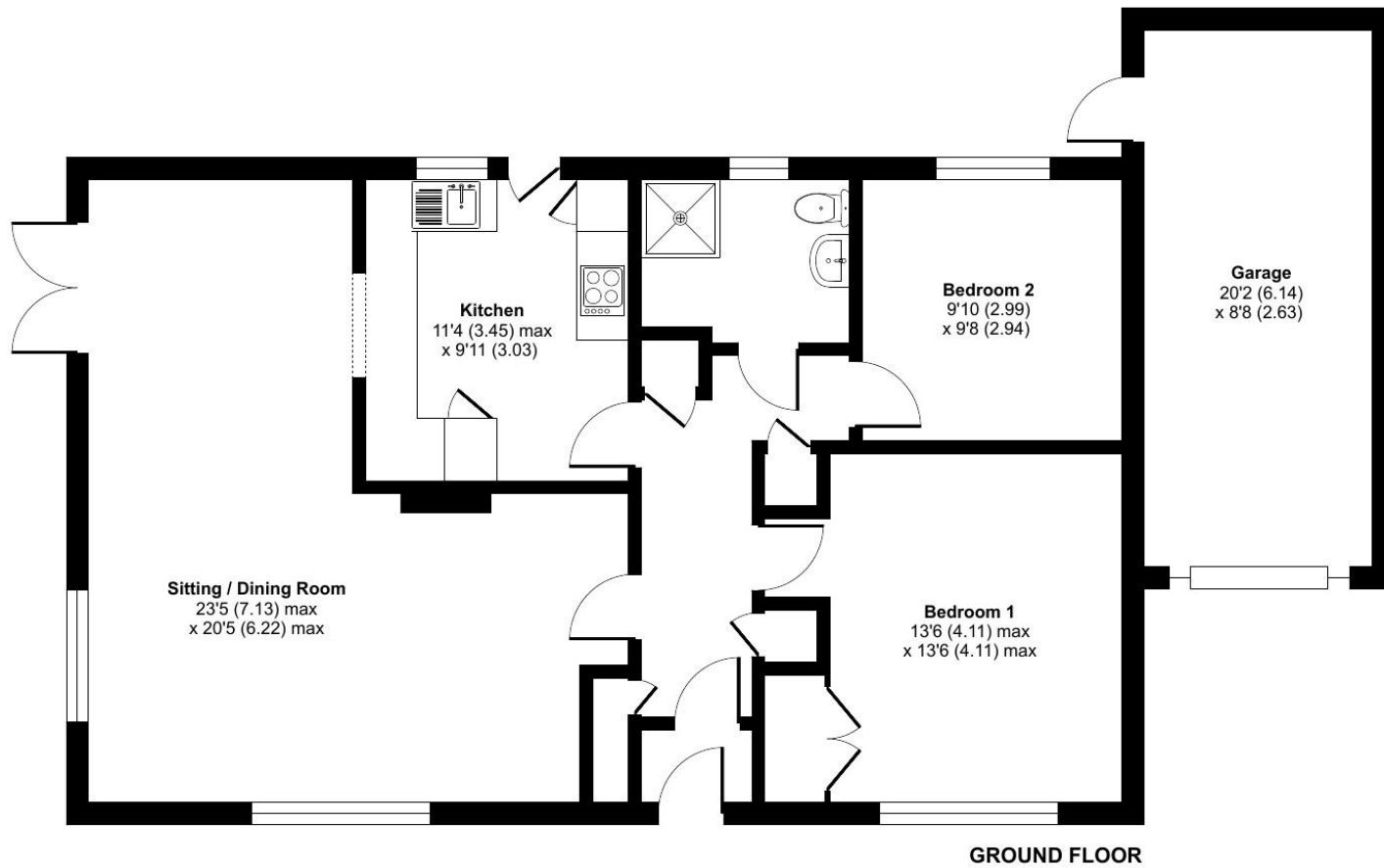
## Back Lane, Bradford On Tone, Taunton, TA4

Approximate Area = 913 sq ft / 84.8 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1087 sq ft / 100.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1228182

Corner Cottage is a two bedroom detached bungalow situated on an elevated plot within the popular village of Bradford on Tone. Offered to the market with no onward chain, this property allows a perfect opportunity for an incoming buyer to move straight in.

The property comprises in brief a uPVC door into the porch with a further door leading to the hallway providing access to the principal rooms along with three useful storage cupboards and a further airing cupboard. The living room/dining room benefits from French doors and two further windows providing ample natural light along with an electric feature fireplace and serving hatch to the kitchen. The kitchen sits at the rear of the bungalow and offers plenty of wall and base units for storage with contrasting worktops and tiled splashbacks. There is a stainless steel one and a half sink, double oven with extractor above, space for two undercounter white goods and a door to the rear.

Bedroom one overlooks the front of the property and benefits from a double wardrobe whilst bedroom two, also a double, overlooks the rear. Completing the internal accommodation is the family shower room which is predominantly tiled and benefits from a white suite with a double shower, heated towel rail and fitted storage cupboards.

Externally, a timber gate lead to driveway parking for three vehicles and a single garage with an electric door, a sink, space for utility white goods and houses the boiler. The rear garden wraps around two sides of the property and is predominately laid to lawn along with a small patio area for seating.



- NO ONWARD CHAIN
- Two bedrooms
- Detached bungalow
- Village location
- Garage and driveway parking

