

SITUATION:

Langford Budville is a sort after village with a range of amenities to include the “Martlet Inn”, church, village hall, popular primary school and wide range of outdoor pursuits to include numerous walks over some lovely countryside. Wellington itself is approximately 2 miles distant with a wide range of both independently shops and larger national stores such as the well renowned Waitrose. The M5 is accessible at Junction 26 just outside Wellington.

DIRECTIONS:

From our Wellington office proceed along North street in the general direction of Milverton and Wiveliscombe for approximately 2 miles, at the S bend turn left signposted Langford Budville, upon entering the village turn right just after the church the road bears to the left the Swifts can be seen 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, private water supply, mains drainage, air source heat pump.

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

Property Location: w3w.co//pills.masking.node

Council Tax Band: B

Construction: Traditional cavity construction with an external render leaf under a tile roof

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 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. 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:

4. 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.

Swifts, Langford Budville, Wellington, TA21

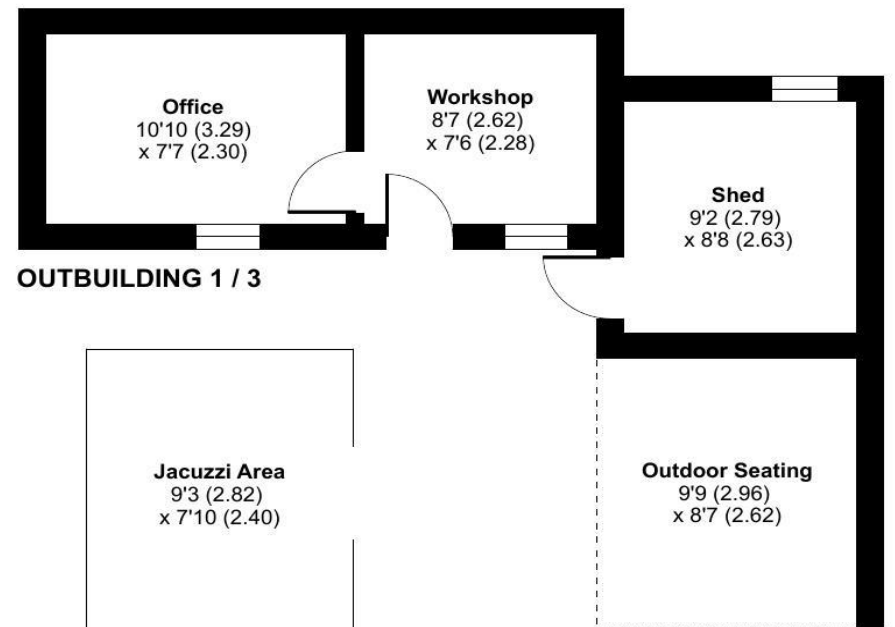
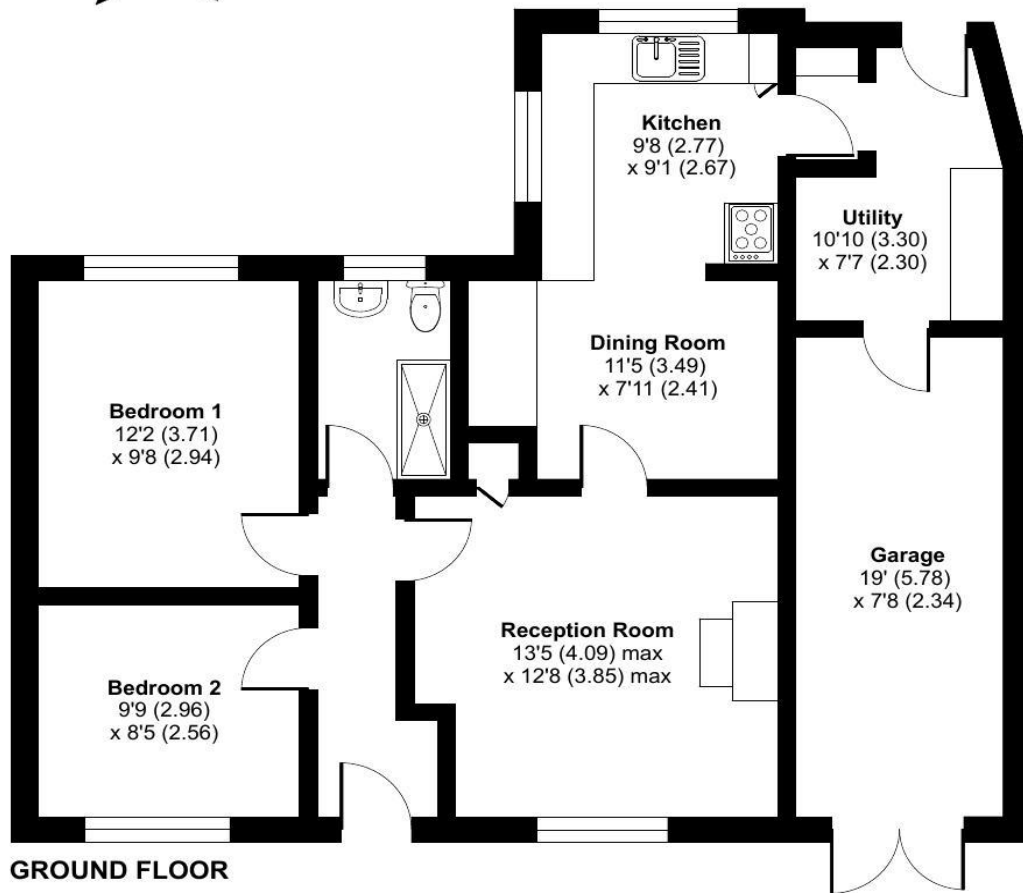
Approximate Area = 753 sq ft / 69.9 sq m (excludes outdoor seating & Jacuzzi area)

Garage = 146 sq ft / 13.5 sq m

Outbuildings = 227 sq ft / 21.1 sq m

Total = 1126 sq ft / 104.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1295500

This property is central to the popular village of Langford Budville and is a well-balanced two bedroom end of terrace bungalow set within a good-sized plot with driveway parking for two vehicles and a range of useful outbuildings and benefits from an Energy Performance Certificate rating of an A.

Having undergone many improvements by the current homeowners the accommodation on offer now comprises a storm porch with front door leading into a hallway giving access to all principal rooms. The main sitting room overlooks the front aspect and enjoys a log burner sat on a granite hearth along with exposed timber above giving character to the room. The dual aspect kitchen/dining room sits towards the rear of the property and benefits from views over the garden via a large picture window. This room has two distinctive areas including a dining room providing ample space for dining furniture and offers a super entertaining space whilst the modern kitchen offers a range of matching wall and base units with tiled splashbacks and contrasting worktops. Furthermore, there is space for a dishwasher also space for a range with extractor above along with a pull-out larder and inset Belfast sink. The adjoining utility room offers additional room for kitchen appliances with further door leading into the rear garden and door to the garage which is connected to power and offers plenty of useful storage. The sleeping accommodation offers two double bedrooms both of which are served by the contemporary part tiled family shower room complete with drench shower.

Externally, the property sits within a row of similar bungalows and provides driveway parking for two vehicles, there is also a useful log and bin store. The rear terraced garden, which is accessed via a set of steps, offers a patio seating area, a rose garden, two covered entertaining areas, an area of lawn and Koi pond. A workshop is situated at the top end of the garden which is connected to power and is complemented by a workbench and shelving. From the workshop there is a home office which is insulated and is also connected to power perfect for those choosing to work from home.

Benefitting from several owned sets of solar panels along with a thermal solar panel, uPVC double glazing, TLX gold roof insulation and cavity wall insulations making this home is very efficient.



- Village location
- End terrace bungalow
- Recently refurbished
- A Rating
- Extended
- Several outbuildings
- Potential to convert attic space