



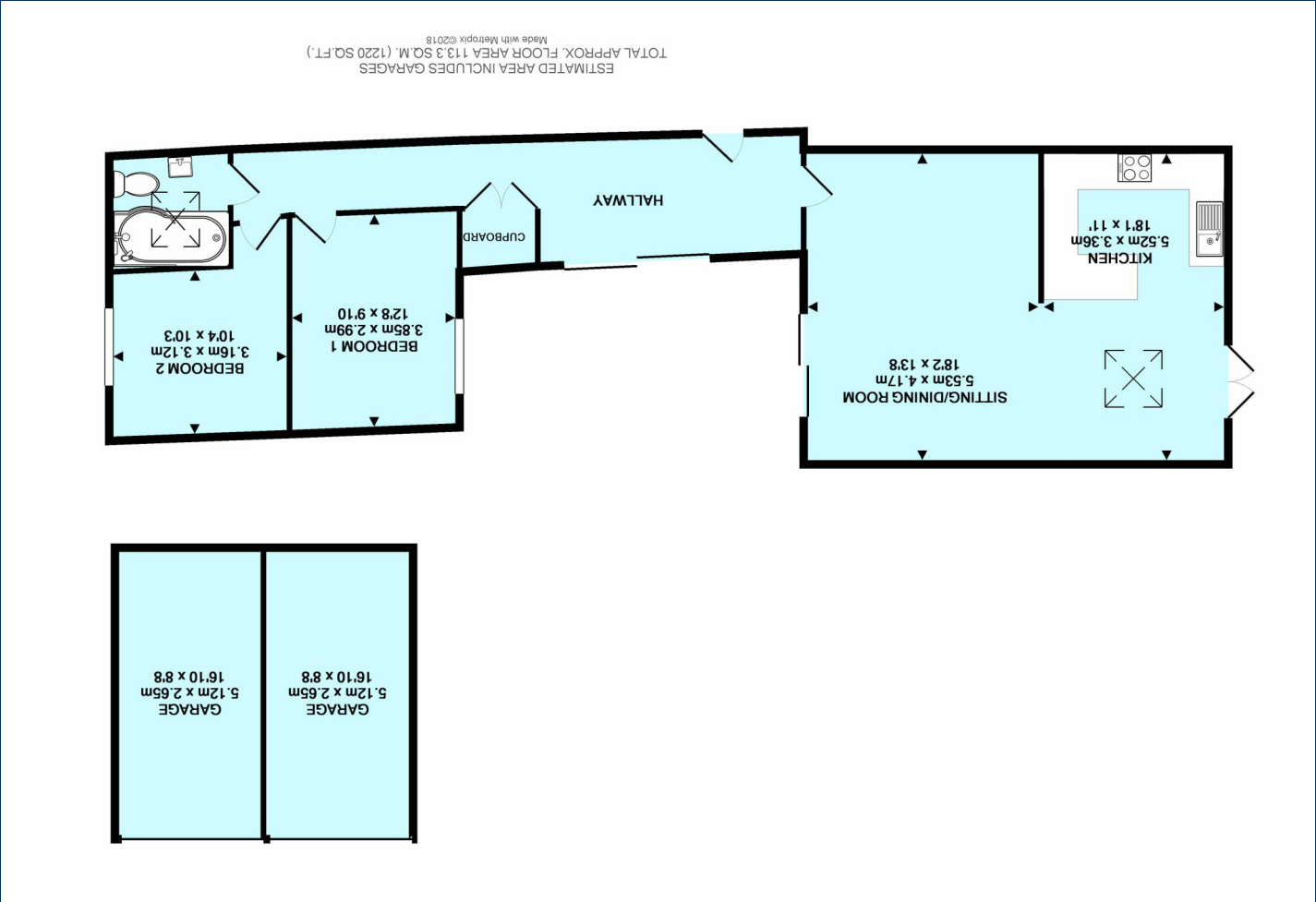
Tenure: Freehold
The property is offered for sale freehold, by private treaty with vacant possession on completion.
Services:
Mains electricity, mains water, mains drainage, telephone, gas fired central heating.
Council Tax: TBC

GENERAL REMARKS AND STIPULATION

Price: £249,995
16a Peacocks Close, Wellington| Somerset | TA21 9JY



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DESCRIPTION: This individually newly built 2 bedroom detached bungalow has been well thought out in its design and finished to a high standard located in the heart of the popular village of West Buckland, yet set in a tucked away position.

Having been built by a local builder it is constructed using traditional methods and materials creating a modern design to include a fully fitted kitchen and stylish bathroom. The property further benefits from gas fired central heating, uPVC double glazing and will be fully carpeted throughout providing clean lines and a light and airy feel. The property is offered to the market with no onward chain and with a 10 year Builders Warranty in place.

The accommodation comprises in brief, a front door leads through to the hallway with expansive bi-folding doors opening out to the rear courtyard, an airing cupboard which houses the gas combination boiler. The accommodation is cleverly divided with day to day living separate to the sleeping accommodation.

The impressive open plan sitting room/dining room/kitchen can easily be seen how it becomes the social hub of the family home yet with each area having its own distinct space for furnishings with bi-folding doors from the sitting room leading out onto the central courtyard, ideal for sitting out and entertaining with space for a dining room table and chairs opening through to the "Howdens" fully fitted kitchen with soft close drawers, doors and contrasting worksurfaces. There are built-in appliances to include an electric oven, hob and extractor fan with space for further appliances and a doorway leading to the side elevation with further window.

The sleeping accommodation comprises of two double bedrooms complemented by the family bathroom fitted with a contemporary white suite.

Outside, the property is approached via Peacocks Close providing an area of off-road parking with the further benefit of two garages located close by. From the parking area a shared path leads up to the front door of the property which in turn provides access neighbouring properties.

The gardens themselves comprise of a central courtyard which is a lovely feature of the bungalow with doors leading through to the entrance hallway and to the sitting room. The bungalow is set in a predominantly Southerly direction enjoying a sunny aspect and enclosed lawn gardens can be found to either end of the property offering a space to sit out and relax and a blank canvas to the keen gardener.

LOCATION: The Bungalow is close to all amenities to include popular primary school, church and a public house within approximately 1/2 mile. 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 the town.

Wellington itself stands between the River Tone and the Blackdown Hills and is steeped in history with associations to the 'Iron Duke' of Wellington who is renowned for his military exploits. The well-known landmark, Wellington Monument was built to celebrate the Duke's victory over Napoleon at the Battle of Waterloo. Wellington is also mentioned in the Domesday Book and later featured in the defeat of the Monmouth Uprising.

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. On entering the village turn left into Dyers Close and turn first right into Peacocks Close. After a short distance a driveway will be seen on the right hand side where the bungalow will be seen almost directly in front as indicated by our For Sale board.



A fabulous newly constructed 2 bedroom detached bungalow set in a tucked away position, close to the centre of the village. Benefitting from 10 year warranty, gas central heating, uPVC double glazing, high energy efficiency, parking and two garages. A viewing is highly recommended to fully appreciate all that this lovely bungalow has to offer.

ACCOMMODATION [All measurements are approximate], **ENTRANCE HALLWAY,**
SITTING/DINING ROOM 18'2 x 13'8 (5.53m x 4.17m), **KITCHEN** 18'1 x 11' (5.52m x 3.36m),
BEDROOM ONE 12'8 x 9'10 (3.85m x 2.99m), **BEDROOM TWO** 10'4 x 10'3 (3.16m x 3.12m), **BATHROOM**
GARAGE ONE 16'10 x 8'8 (5.12m x 2.65m), **GARAGE TWO** 16'10 x 8'8 (5.12m x 2.65m)