



GIBBINS RICHARDS 

Foxgloves , Ashbrittle, Wellington, TA21 0LG

£450,000

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Making home moves happen

A well proportioned detached chalet bungalow occupying an elevated position within this village location. Offering flexible accommodation with conservatory, hobbies room/office, sitting room with wood burner and spacious kitchen/diner. Beautiful gardens, parking and garage. Energy Rating: D,64

Tenure: Freehold / Energy Rating: D / Council Tax Band: F

Ashbrittle is a village and civil parish, situated nine miles west of Taunton and close to the River Tone and the route of the Grand Western Canal. The village of Appley is 2.5 miles to the east and has a primary school and village store/post office. The towns of Wellington and Tiverton are both within 8 miles and provide a wide range of shops and supermarkets, including a Waitrose at Wellington, together with schools for all ages.

DETACHED CHALET BUNBALOW SET IN A QUIET VILLAGE SETTING
FLEXIBLE USE OF ACCOMMODATION OVER TWO FLOORS
SITTING ROOM WITH WOOD BURNER & CONSERVATORY
GOOD SIZED KITCHEN / DINER & SEPARATE UTILITY ROOM
2/3 GROUND FLOOR BEDROOMS (ONE COULD BE USED AS A SEPARATE DINING ROOM)
SPACIOUS FIRST FLOOR BEDROOM, USEFUL HOBBIES ROOM / OFFICE & SHOWER ROOM
ENCLOSED BEAUTIFUL GARDENS & COUNTRYSIDE VIEWS
PARKING, GARAGE AND WORKSHOP
OIL CENTRAL HEATING & DOUBLE GLAZING





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ACCOMMODATION

GROUND FLOOR

Entrance Hallway	Stairs to the first floor
Kitchen/Dining Room	18' 11" x 10' 4" (5.76m x 3.15m)
Utility room	
Rear porch	
Sitting Room	17' 7" x 11' 5" (5.36m x 3.48m)
Conservatory	12' 7" x 12' 5" (3.83m x 3.78m)
Bedroom Two	14' 8" x 9' 8" (4.47m x 2.94m)
Bedroom Three	10' 8" x 9' 11" (3.25m x 3.02m)
Bedroom Four	8' 2" x 7' 1" (2.49m x 2.16m)
Bathroom	

FIRST FLOOR

Hobbies Room / Home Office	17' 10" x 13' 7" (5.43m x 4.14m)
Master bedroom	16' 10" x 12' 10" (5.13m x .91m) With fitted wardrobes and storage
Shower Room	

OUTSIDE

There is a super garden to all three sides of the propriety and includes driveway parking at the front and rear. There is a patio area, well stocked flower and shrub borders. Garage, workshop & shed.



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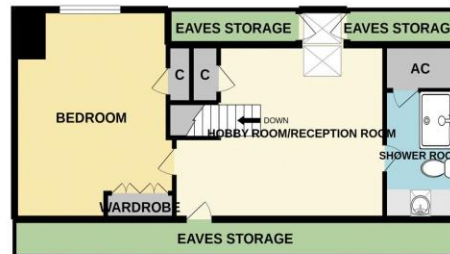


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GROUND FLOOR
125.2 sq.m. (1348 sq.ft.) approx.



1ST FLOOR
52.2 sq.m. (562 sq.ft.) approx.



TOTAL FLOOR AREA : 177.4 sq.m. (1910 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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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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