



‘The Lodge’, Woodmans

Blagdon Hill, TA3 7SN
£315,000 Freehold


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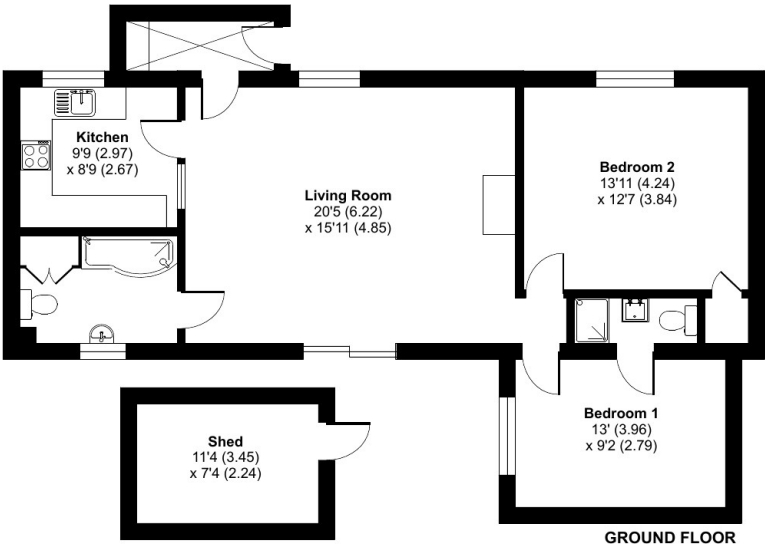
EPC

Wilkie May
& Tuckwood

Floor Plan

The Lodge, Woodmans, Blagdon Hill, Taunton, TA3

Approximate Area = 882 sq ft / 82 sq m
Outbuilding = 75 sq ft / 7 sq m
Total = 957 sq ft / 89 sq m
For identification only - Not to scale



Description

This beautifully presented two bedroom detached bungalow is situated on the edge of the sought after village of Blagdon Hill in elevated position with fine views across Taunton towards the Quantock Hills.

The property, which is offered to the market in excellent decorative order, is benefitted by uPVC double glazing and oil fired central heating and must be viewed internally to fully appreciate.

- Detached Bungalow
- Two Bedrooms
- Oil Fired Central Heating
- Sought After Village Location
- uPVC Double Glazing
- Off-Road Parking
- Beautifully Presented Throughout



Internally, a front door leads into storm porch with further doorway through to a large living/dining room with superb vaulted ceiling and exposed timber beams along with wood burning stove. There are dual aspect windows making a light and airy space with a tiled floor throughout, which is continued into the bathroom and kitchen. A doorway leads through to a well appointed modern fitted kitchen, which is fitted with a range of matching wall and base units, rolled edge work surfaces and tiled splashbacks with integrated electric oven and hob. There is space and plumbing for a washing machine and dishwasher, along with space for a tall fridge/freezer and double glazed window to the front. A three piece white family bathroom suite is also found off the living room.

There is an airing cupboard housing an oil fired combination boiler along with a heated towel rail. There are two good size bedrooms (bedroom two with en-suite facilities, walk-in shower with wall mounted electric shower and tiled surround). The main bedroom has a fitted cupboard and a large window with views to the front. Externally, a shared driveway leads down to the property. To the rear is an enclosed courtyard garden laid to patio, an outside tap and generous size storage shed. From the courtyard, wooden steps lead up to a bank above the property which has been terraced and planted with a variety of shrubs. The front is a tarmacked area, which currently accommodates a hot tub (not included in sale) offering fine views to the front.



GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water, mains electricity, private drainage, oil fired central heating.

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

Property Location: w3w.co/became.thatched.familiar

Council Tax Band: B

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

Mobile Phone Coverage: <https://www.ofcom.org.uk/mobile-coverage-checker>

Agents Note: We understand from the vendors there is a shared driveway, which is owned by all three properties.

Agents Note: We are informed the current owners are in the process of having a brand new water treatment plant installed for drainage.

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 August 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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.

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