



Dolphins



Dolphins

West Bagborough, Taunton, Somerset, TA4 3EP

Taunton 6 Miles

A detached bungalow, with large gardens, parking and garage, along with direct views of the Quantock Hills

- Extended and refurbished
- 4 bedrooms 1 en-suite
- Sitting room with wood burner
- Open plan kitchen dining room
- Large gardens
- Plenty of off-road parking and garage
- Superb village location
- Freehold
- Council Tax Band E

Guide Price £575,000

SITUATION

Dolphins is situated on the edge of the popular village of West Bagborough which lies within the Area of Outstanding Natural Beauty. The village has a popular pub, cricket club and nearby village hall.

The town of Taunton offers an excellent range of shopping, recreation and education facilities, with the villages of Bishops Lydeard and Crowcombe having village shops. The M5 motorway is approximately 10 miles away with the main line railway station at Taunton offering journeys to London Paddington in just under 1 hour 45 minutes. The Quantocks are renowned for their beauty and offer footpaths and bridleways just on your doorstep.



DESCRIPTION

Dolphins is a superb modern detached bungalow which has been sympathetically refurbished over recent years situated in a good size plot enjoying magnificent views towards the Quantock Hills.

The accommodation to include covered entrance porch which opens into an impressive open plan kitchen/dining room. The kitchen is fitted with a range of shaker style wall and base units, with a range of work surfaces and a number of integrated appliances. A window looks out over open fields and directly over the Quantock Hills, double doors open on to the sitting room which have windows and doors opening out on to the garden and includes a fitted wood burning stove. There is an inner hallway that leads to 4 good size bedrooms, the master having an en-suite and there is a fitted bathroom suite.

OUTSIDE

The property is approached via a shared lane with entrance opening out on to wide parking gravel and turning area which provides parking for numerous vehicles and has access to a detached single garage. The gardens surrounding the property are a good size and are predominantly laid to lawn with some good specimen trees and shrubs, vegetable garden to one side and a deep paved terrace which provides a wonderful seating area with direct views on to the Quantock Hills.

SERVICES

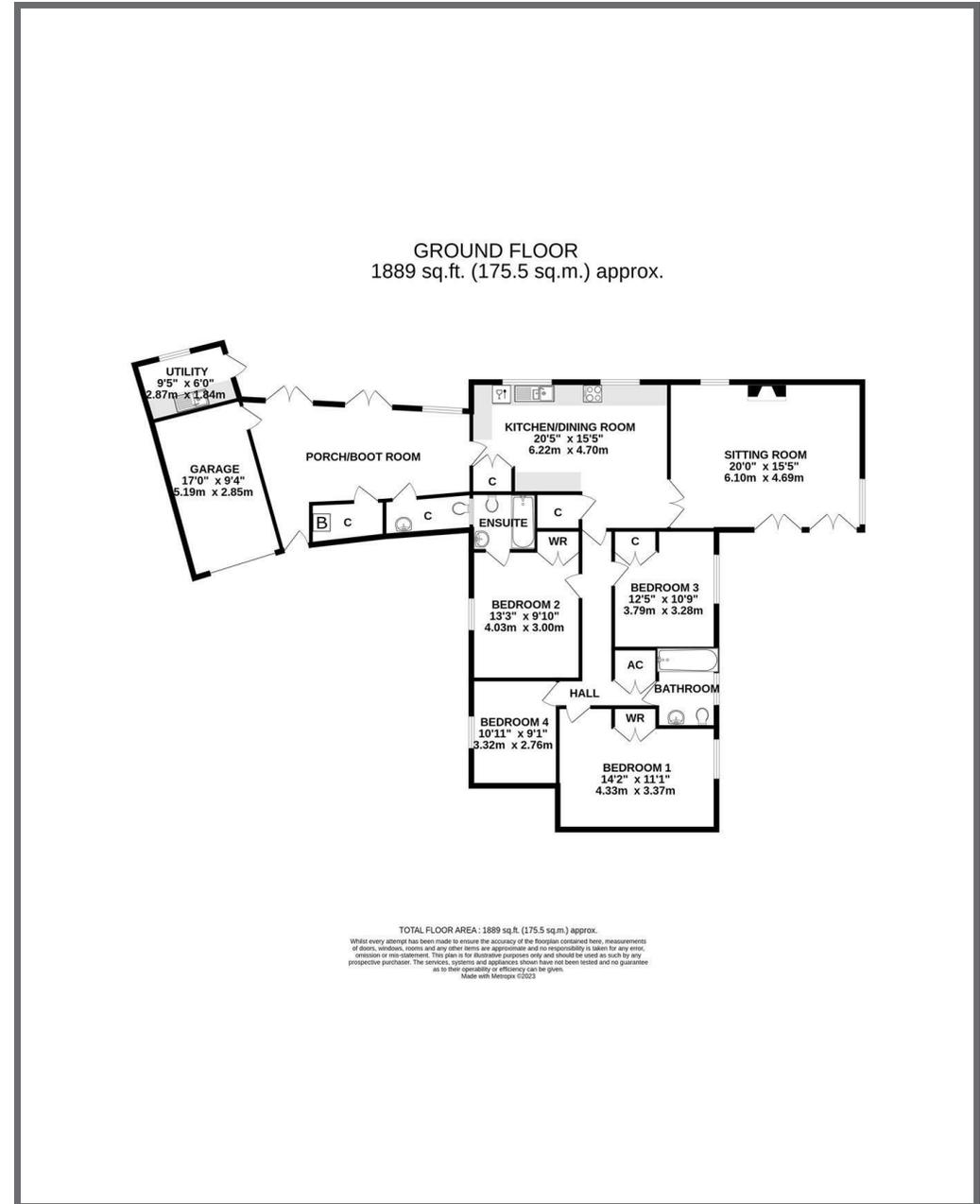
Main water, electricity, private drainage and oil central heating. Broadband available: Standard and Ultrafast ADSL. Mobile signal coverage: Voice, Data and Enhanced Data likely. (Ofcom). Please note the agents have not inspected or tested these services.

DIRECTIONS

On entering the village from the A358 at the crossroads turn left up an unmade track and the entrance to the property can be found on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	