



6 Rectory Road, Ashbrittle, Wellington, TA21 0LQ

Price £279,000

Council Tax: B Freehold

Nestled in the serene village of Ashbrittle, Wellington, this charming chalet bungalow offers a tranquil retreat for those seeking a peaceful countryside lifestyle. Boasting Lounge/Diner, kitchen, three cosy bedrooms, and a white suite bathroom makes this linked semi detached perfect for a family or those looking for a spacious home.

The highlight of this property is its stunning mature rear garden, a true haven for any gardening enthusiast. Imagine spending your days surrounded by lush greenery and colourful blooms, creating your own slice of paradise right at home relaxing in a tranquil cabin at the end of the garden with views in the distance.

The lounge/dining room offers breathtaking views towards the iconic Wellington monument, providing a picturesque backdrop for your daily activities. The kitchen leads to an office/utility room, offering convenience and functionality for your everyday tasks. With two bedrooms on the ground floor and stairwell leading to the second bedroom, there is ample space for everyone to enjoy their own private sanctuary enjoying views from all rooms.

Parking is available for numerous vehicles, including a garage with off-road parking. A side access pathway leads to the enchanting rear garden, where you can unwind and connect with nature after a long day.

Surrounded by fabulous countryside walks, this property is a nature lover's dream. Enjoy the beauty of the outdoors just a stone's throw away from your doorstep.

Ashbrittle is a small village, 7 miles from Wellington and 7 miles from Wiveliscombe. Primary school education is available at Stawley with Secondary education at Kingsmead School in Wiveliscombe (with alternative options at Courtfields in Wellington and Uffculme) or the world renowned Public School at Blundells in Tiverton. The M5 is a short drive leading to either Parkway mainline station with its direct links to London Paddington or Exeter city airport.

- Stunning Location with Fantastic views
- Picturesque rear garden for the garden enthusiast
- Loft conversion bedroom two
- Kitchen leading to Office/utility room with door to garden
- Pleasant walks nearby
- Lounge/Diner with lovely duel fuel log burner and stunning views
- Large bedroom One and ideal bedroom two
- Walk to Primary school education available at Stawley with Secondary education at Kingsmead School in Wiveliscombe



Entrance Hall

Offering a uPVC double glazed entrance door leading in, consumer unit and doors leading to

Lounge/Dining Room

A stunning room that offers uPVC double glazed windows to front aspect over looking stunning countryside views in the distant towards Wellington Monument while offering original style wooden floor boards and a cast iron multi fuel burner with slate hearth, storage cupboard and door to.

Kitchen

Comprising of a range of cupboards and drawers with a solid wood worktop and single drainer sink unit with mixer tap and tiled splash back, space for a freestanding double oven and electric hob, space for fridge/freezer, wall shelving, two storage cupboards, uPVC double glazed window to rear

aspect and door leading to.

Office/Utility Room

An excellent addition that can be utilised as an office currently used for storage with space and plumbing for washing machine and further appliances with uPVC double glazed window and door over looking and leading to the rear garden.

Bedroom One

A good size double bedroom offering a large uPVC double glazed window to rear aspect over looking the rear garden.

Bedroom Three

A single bedroom offering a stairwell leading to the first floor bedroom and uPVC double glazed window to front aspect.

Bedroom Two

A generous double bedroom situated on the first floor with limited head room into the eaves storage with four velux windows and ample eaves storage space

Family Bathroom

A white suite family bathroom comprising of a bath with electric shower over and shower curtain, low level WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail and obscure uPVC double glazed window to the rear aspect

Rear Garden

The highlight of this property is its stunning mature rear garden, a true haven for any gardening enthusiast, surrounded by lush greenery and colourful blooms accompanied with fruit trees and berry bushes and full array of wonderful flowers and shrubs producing a high range of colour attracting wildlife within a picturesque setting, creating your own slice of paradise right at home relaxing in a tranquil cabin at the end of the garden with views in the distant towards Wellington monument accompanied with large store sheds and building with scenic seating areas..



Front Garden

Matching the rear garden picturesque garden area with a wide range of flowers and shrubs with pathway leading to the the entrance door and side access to the rear garden.

Garage

Situated to the front of the property offering open fronted access with a window to the rear and workshop area.

Parking

We understand from the seller, There is a parking space situated to the front of the garage and further parking available to the front of the front garden while there is a further carpark to the side leading to a second side entrance gate to the rear property.

Services

Mains electric, water and drainage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

Agents Notes

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

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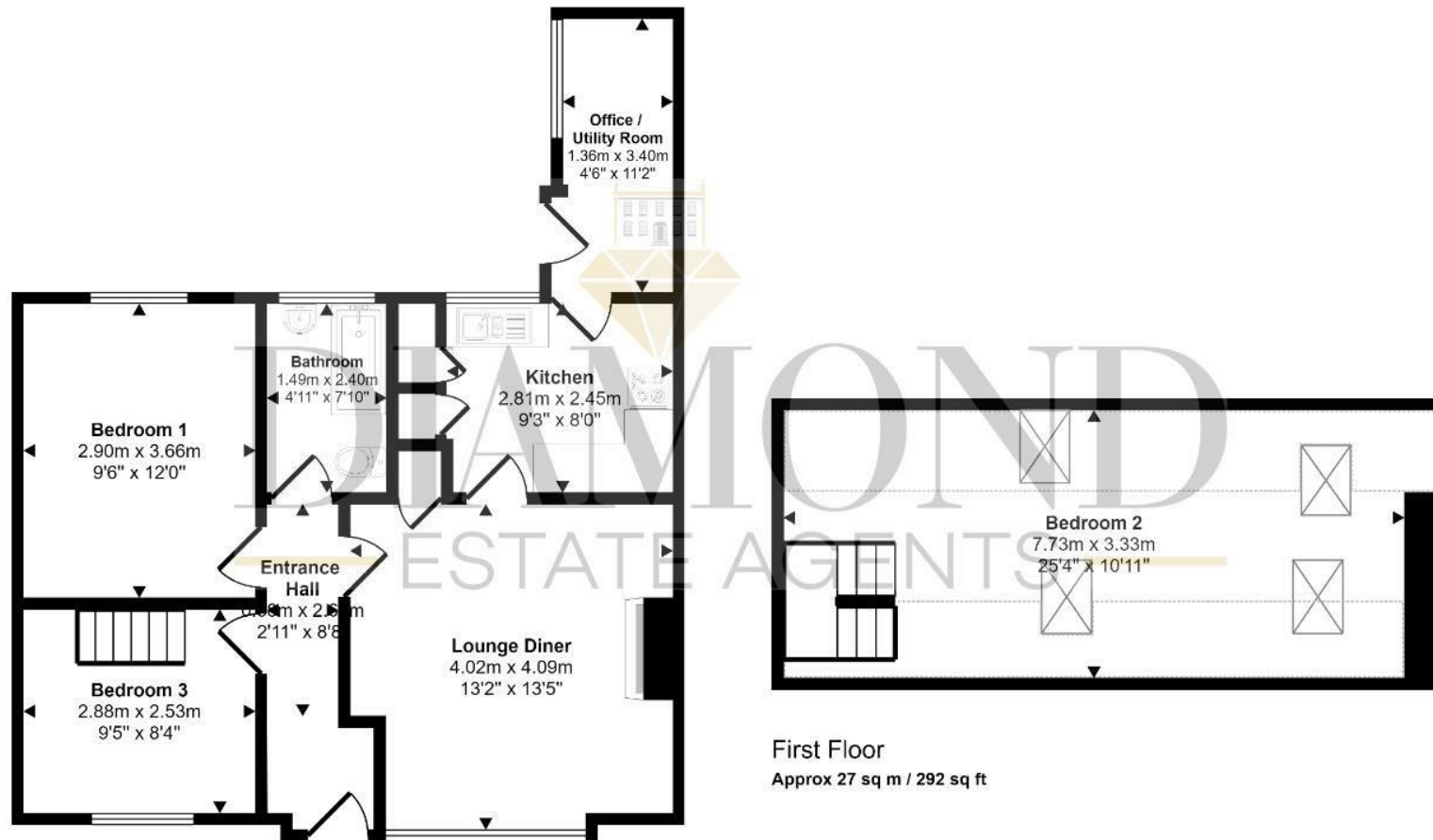
| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|----|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | 56 | 71 |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |




For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



Approx Gross Internal Area
85 sq m / 912 sq ft



 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.