



Eastwood



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Upton, Taunton, Somerset, TA4 2HX

Bampton 6.7 miles. Wiveliscombe 7.7 miles. Tiverton 14 Miles.
Taunton 18 miles

A three bedroom semi-detached cottage set on the edge of the village with a garden and views over the surrounding countryside.

- Kitchen/Breakfast Room
- 2/3 Bedrooms
- Countryside views
- Generous Garden
- Access to good walking nearby
- Sitting room with wood burner
- Beautifully fitted shower room
- Accessible location
- Parking
- Freehold. Council Tax D. EPC Band E.

Guide Price £395,000

SITUATION

The property is situated within the village of Upton which has a village hall, church and the Bittiscombe Inn. Bampton, Dulverton and Wiveliscombe are all within a short distance and provide day to day shopping together with schools, churches, post offices, doctors as well as good public houses. Eastwood is well placed to take advantage of the walking and riding in the valleys and open expanses of the area, with Wimbleball Lake and Haddon Hill one mile away. The county town of Taunton, which is approximately 18 miles to the east, has excellent retail and commercial facilities, together with access to the M5 and main line rail station with trains to London. In Taunton there are 3 independent schools and good recreational opportunities, including Somerset County Cricket Ground and Taunton Racecourse

DESCRIPTION

This semi detached cottage has been refurbished to create a lovely home, which now provides excellent accommodation. It is complemented by its good sized garden, parking and enjoys rural views.



ACCOMMODATION

Access is gained through the front porch into the hallway with stairs to the first floor. The beautiful kitchen/breakfast room is well fitted with units, integral oven and hob, space for white goods, tiled floor and breakfast bar. The double aspect sitting room with fireplace with a wood burning stove inset, wooden flooring offers views over the gardens. Also on the ground floor is the study/bedroom three.

Stairs lead up to the landing giving access to the two double bedrooms both with countryside views. The spacious shower room is beautifully fitted.

OUTSIDE

The property is accessed from the road into a driveway and parking. A path leads to the front garden and the front door. Both the front and rear gardens are predominantly laid to lawn with hedging providing privacy. There is a timber shed in the rear garden.

VIEWING

Strictly by appointment with the agents please.

SERVICES

Mains electricity and water. Shared private drainage. (Septic tank located in neighbouring property). Electric heating. Ofcom predicted broadband services - Standard: Download 7Mbps, Upload 0.8Mbps, Ultrafast: Download 2000Mbps, Upload 1000Mbps. Ofcom predicted mobile coverage for voice and data: Internal (Limited Coverage) - O2, Vodafone, EE and Three. Outdoor (Likely coverage) - O2, Vodafone, EE and Three. Ofcom 2025.

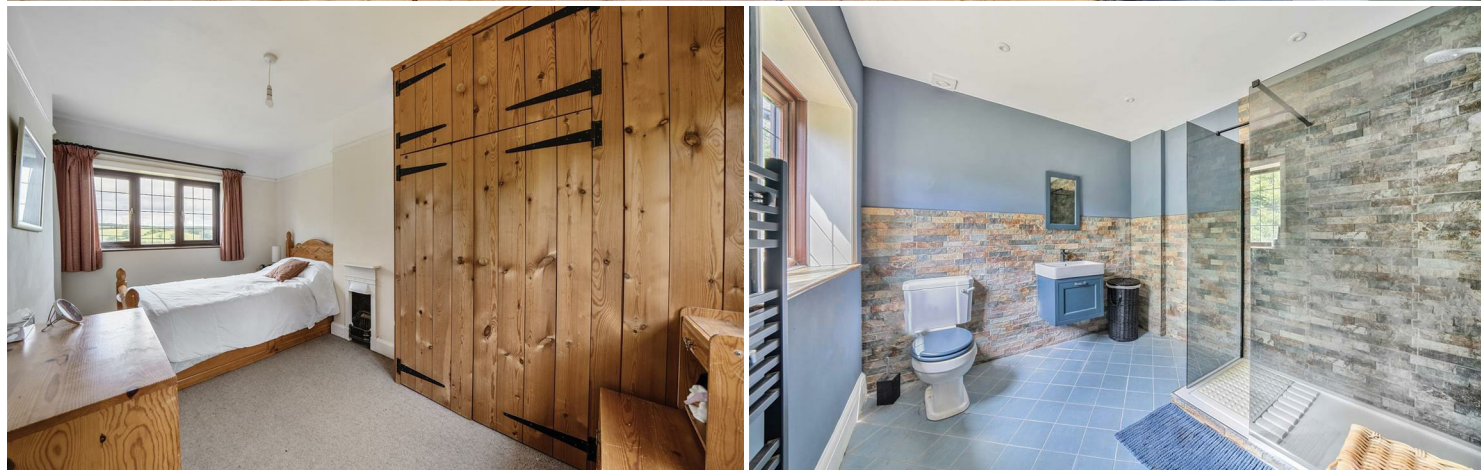
Local Authority: Somerset Council.

DIRECTIONS

From Dulverton proceed through Bury and take the turning to Upton and Wimbleball. Follow the lane for 2 miles and turn left at the cross roads. Follow the road for a further 2.5 miles into Upton and as you are leaving the village the property will be found on the right hand side

WHAT3WORDS

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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