



Little Bartletts



Wellington 4.5 miles M5 (J26) 6.5 miles
Taunton 8 miles

A three bedroom detached bungalow set within private walled gardens with off road parking and garage.

- Hallway & Store Room
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Three Bedrooms
- Shower Room
- Private Walled Garden
- Garage & Parking & Studio
- Freehold
- Council Tax F

Guide Price £425,000

SITUATION

Little Bartletts is tucked away yet close to the heart of this popular conservation village which offers an excellent selection of day to day facilities including post office, village stores, public house/restaurant, church and an excellent primary school. For a greater selection, Wellington is within 4.5 miles where a good range of shopping, recreational and scholastic facilities can be found together with easy access to the M5 motorway situated on the eastern outskirts of the town. The County Town of Taunton is within 8 miles of the property where an even greater selection of facilities can be found together with a main line rail to London Paddington.

DESCRIPTION

Little Bartletts comprises a three bedroom detached bungalow constructed principally of brick with part rendered and colour washed exterior elevations set beneath a tiled roof. It benefits from UPVC double glazed windows and doors throughout together with gas fired central heating. The property has undergone some refurbishment to include a refitted shower room, addition of a conservatory and home office/studio. It also benefits from a large attic space with window to rear which could lend itself to conversion subject to the necessary planning consents. Outside are attractive gardens and grounds with parking and turning and access to a large garage/workshop.

ACCOMMODATION

UPVC door to hallway with a range of shelving, store and broom cupboards together with trap access to roof void which is approached via an aluminium loft ladder and is boarded and insulated and benefits from electric light and window to rear. There is also potential for conversion subject to the necessary planning consents. Off the hallway is a cloakroom with WC. The main sitting room faces due South and enjoys views from two aspects including glazed French doors to patio. There is an attractive Ham Stone fireplace with inset gas living flame fire and glazed French door leading into the spacious kitchen/dining room with views to rear with dining area and kitchen comprising sink unit with mixer tap over. Worktop surrounds with an excellent range of cupboards and drawers. Built in hob and oven and airing cupboard housing the factory lagged copper cylinder with immersion heater and slatted shelving. Wall mounted gas boiler supplying domestic hot water and central heating all on timer controls. Door to Conservatory with further door to garden. Situated off the hallway is a rear porch/utility with tiled flooring, plumbing for washing machine, electric meters and UPVC door to rear. There are three double bedrooms with the two front bedrooms both

benefiting from fitted wardrobes and good Southerly views, together with the rear bedroom with its view to side. Shower Room comprising of a white suite with large walk in shower, low level WC and vanity unit with inset wash hand basin. Towel rail and window to rear.

OUTSIDE

The property is approached through a pair of stone pillars with tarmac drive, providing parking and turning and access to the garage/workshop which measures approximately 18' x 8' and is approached through an up and over door and with window and door to side.

Steps lead up to a Southerly terrace giving access to the front door. The front garden is beautifully private, fully enclosed and edged with attractive flower and shrub borders. A further sun terrace and wrought iron gate lead to a side garden with raised flower beds and a paved patio. The rear garden is also walled and well stocked with various shrubs, bushes and trees together with outside tap. The current owner has also added a standalone garden studio/home office.

SERVICES

All mains services are connected. Gas fired central heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside & outside with EE, Three, Vodafone and O2 (Ofcom).

VIEWINGS

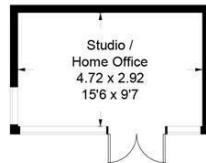
Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

DIRECTIONS

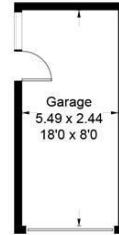
From Wellington take the B3187 to Milverton. Continue through the village and on reaching The Globe public house turn right into Rosebank Road then immediately right into Bartletts Lane. Continue down this lane bearing right at the bottom, then right again, whereupon the entrance to Little Bartletts will be seen on the left hand side.



Approximate Gross Internal Area = 139.5 sq m / 1501 sq ft
 Outbuildings Area = 27.1 sq m / 292 sq ft
 Total = 166.6 sq m / 1793 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

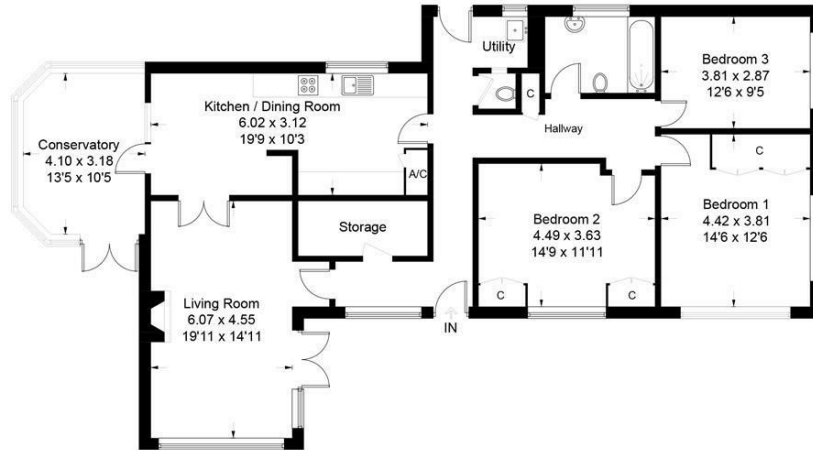


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1005125)

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
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk