



Kestrel

Kestrel, Langford Budville, Wellington, Somerset, TA21 0RL



Wellington 2.5 miles | M5 (j25) 4.8 miles |
Taunton 9.1 miles

Well appointed 4 bedroom detached bungalow with fine rural views in a village location

- Popular Village Location
- 2 Reception Rooms & Study
- Kitchen/Breakfast Room
- 4 Bedrooms
- 2 Shower Rooms & Utility
- Attractive Gardens with Views
- South Facing Terrace
- Garage and Parking
- Council Tax F
- Freehold

Guide Price £600,000

SITUATION

This beautiful home lies on the outskirts of this popular village which benefits from a church, primary school, excellent public house and a large modern village hall offering a wide variety of activities. Adjoining the village is Langford Heathfield Natural Reserve, a Somerset Wildlife Trust, second largest nature reserve at 226 acres with various landscapes which include ancient woodland, heathland and ponds. The town of Wellington is within 2.5 miles where an excellent selection 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 9 miles of the property where an excellent range of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

This well appointed four bedroom detached bungalow benefits from UPVC double glazed windows and doors throughout. All rear aspect rooms enjoy wonderful southerly views over its spacious gardens across open countryside to the Blackdown Hills and Wellington Monument in the distance. The accommodation is flexible with two reception rooms, study, four bedrooms, one en-suite shower room and a family shower room together with kitchen/breakfast room and adjoining utility. The property also benefits from oil fired central heating.

ACCOMMODATION

Covered entrance porch leading into the hallway with store cupboard and doors to all rooms. The sitting room boasts a sandstone fireplace with feature electric fire, large glazed French doors opening onto the south facing terrace. Dining area with aspect to the front opening to the kitchen/breakfast room with wonderful views over its gardens and fitted with matching wall and base units with work surfaces over together with a breakfast bar. Integrated appliances including double oven and grill, induction hob with extractor over and fridge along with a fully tiled floor. Leading off is the utility room comprising 1.5 bowl single drainer sink unit with mixer taps with cupboard under with space and plumbing for washing machine, tumble dryer and dishwasher with a continuation of the tiled floor, door to garage and to the side.

To the other end of the bungalow are four bedrooms and a study. The master bedroom lies to the south and enjoys wonderful views with fitted wardrobes and an en-suite shower room. Two of the other 3 bedrooms also benefit from fitted wardrobes. The family shower room comprises a

large double shower cubicle, low level WC and vanity unit with inset wash hand basin and heated towel rail.

OUTSIDE

The front garden is walled and hedged with lawn to the side with the addition of fruit trees and side gate. There is an attractive gravelled area with mature plants and flower borders. To the rear of the property is a large brick paved sun terrace with galleried paved steps leading down onto the lower lawn. There is a pergola with grapevines and running along the eastern boundary is a beech hedge and gravelled pathway, fruit cage, vegetable garden, compost bins. At the bottom of the garden is an attractive block built shed under a pitched roof connected with power and light and fitted shelving, a greenhouse and a covered pergola providing an excellent entertaining area. Concealed oil tank.

The property is approached off the quiet lane through a five bar timber gate with adjoining pedestrian gate giving access onto a large tarmac drive/turning area also giving access to the attached double garage with an up and over door and is connected with power and light with fully boarded loft and ladder with door and window to rear and door to utility.

SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating. Since the current EPC the vendors advise us they have had additional insulation installed in the roof. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside with Three, Vodafone and 02(Ofcom).

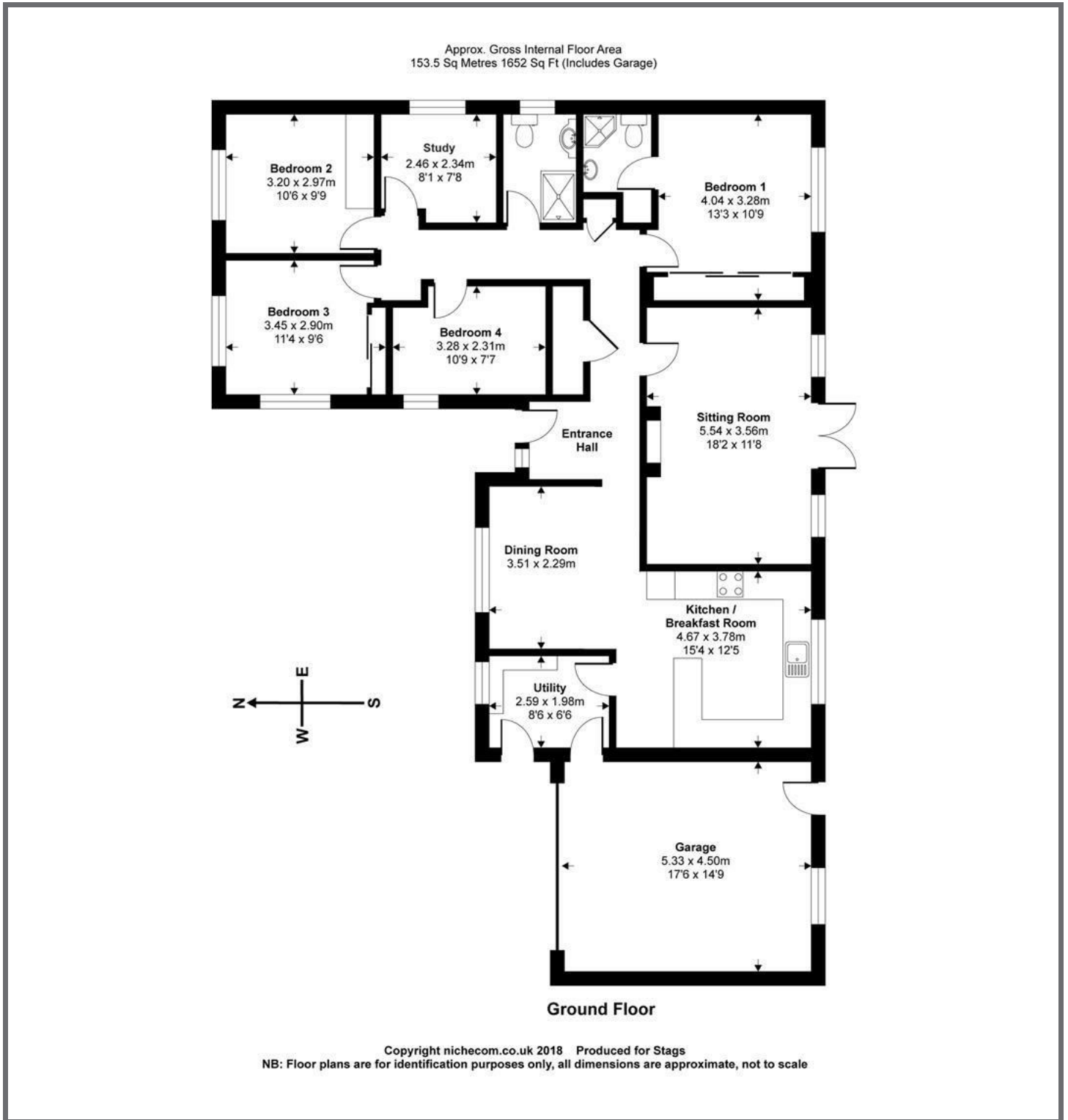
VIEWINGS

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

DIRECTIONS

From our office in High Street turn right at the traffic lights into North Street signposted Milverton. After approximately 2 miles on the second part of an S bend turn left signposted Langford Budville. On entering the village turn right immediately after the church following the road round to the left and after a sharp left hand bend Kestrel will be seen shortly afterwards on the left 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.



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive	2002/91/EC

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