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5, Valley View



M5 (J27) 5 miles : Wellington 6.5 miles :  
Taunton 14 miles

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## A well proportioned 3 bed end of terrace property with large gardens and rural views

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- Open Plan Kitchen/Dining Room
- Sitting Room
- Utility/WC
- 3 Bedrooms
- Family Bathroom & En-Suite
- Large Front and Rear Gardens
- Potential for Off-Road Parking
- Freehold
- Council Tax B

Guide Price £325,000

### SITUATION

Valley View is located on the edge of the highly popular village of Culmstock. The village benefits from an excellent primary school which feeds into the highly regarded Uffculme Secondary School. There are a range of day to day facilities including public house/restaurant, church, village stores/café and garage. For a greater selection, the nearby village of Hemyock is within 2.5 miles with its Health Centre and excellent sports facilities including tennis courts and bowling green. The surrounding countryside is full of wonderful footpaths with access up onto Culmstock Beacon. The property is also well placed being within easy access of Junction 27 of the M5 motorway together with Tiverton Parkway railway station alongside providing a main line rail link to London Paddington.

### DESCRIPTION

A spacious end of terrace property located on the edge of the village, providing three bedrooms, one en-suite and a family bathroom on the first floor. On the ground floor is a sitting room, open plan kitchen/dining room and utility/WC. Outside there are large gardens to the front and rear.

### ACCOMMODATION

Front door to entrance hall with stairs to first floor and doors to dining room and sitting room. The sitting room is a good size with window to front. Kitchen/dining room with windows to front and rear, wood effect flooring, matching wall and base units with wooden worktops with inset sink unit with mixer tap and tiled splashbacks. There is an integrated double oven, electric hob with extractor over and dishwasher. Door to rear lobby with door to garden and door to downstairs WC/utility with low level WC, wash basin and plumbing and space for washing machine and tumble dryer. On the first floor landing there is a window

to rear with shelf and storage cupboard below and doors to rooms. Bedroom one has window to front with rural views and an en-suite shower room with low level WC, wash basin with vanity unit below and enclosed shower cubicle. Bedroom two also has a window to front with views. Bedroom three has a window to rear overlooking the rear garden. The family bathroom comprises a low level WC, wash basin and panelled bath with electric shower over.

### OUTSIDE

To the rear is a patio area with steps up to the garden which is laid to lawn with 2 storage sheds and at the top of the garden is an area of decking with pergola next to a level area of artificial lawn, ideal for a hot tub/pool. The garden to the front of the property is laid to lawn. There is potential, subject to the necessary consents, to create off road parking within the front garden.

### SERVICES

Mains electricity, drainage and water. Oil fired central heating. This property has the benefit of superfast broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, and Vodafone (Ofcom).

### VIEWINGS

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

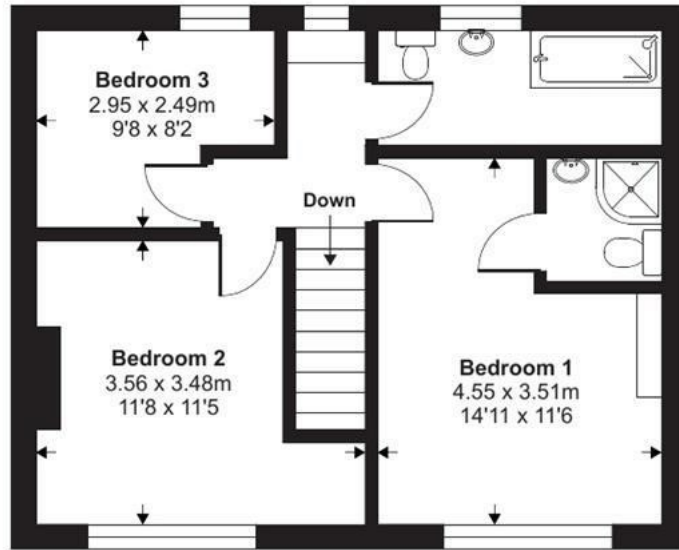
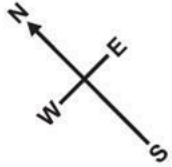
### DIRECTIONS

From junction 27 of the M5 motorway take the A38 towards Wellington. Turn right signposted Culmstock and when you enter the village, the property can be found on the left hand side, identified by a Stags for sale board.

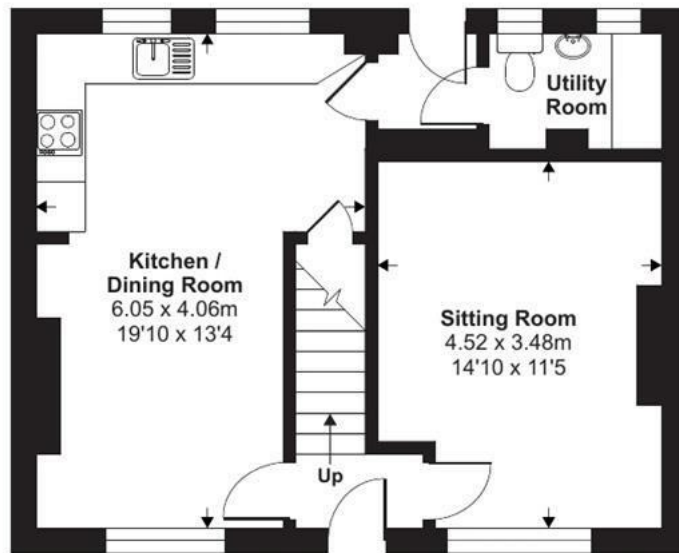


Approximate Area = 1012 sq ft / 94 sq m

For identification only - Not to scale



First Floor

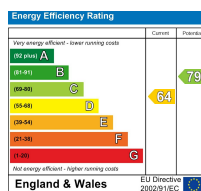


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1082924

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