



51, Twitchen

51, Twitchen, Holcombe Rogus, Wellington, TA21 0PS



Wellington 5 miles / Taunton 12 miles /
Exeter 22 miles / M5 (J27) 6 miles

A four bedroom property in a sought after village location.

- Four Bedrooms
- Bathroom & Shower Room
- Spacious Sitting Room
- Kitchen/Dining Room
- Front & Rear Garden
- Summerhouse/Home Office
- Parking for 2 Cars
- Freehold
- Council Tax C

Guide Price £440,000

SITUATION

A delightful cottage situated on the fringe of this sought after village which lies close to the Somerset/Devon border. The village offers a good range of facilities including primary school, village hall and church and is close to some lovely canal walks. The market towns of Wellington and Tiverton are equidistant and offer a wide range of shopping and recreational facilities whilst the County town of Taunton and the Cathedral City of Exeter offer more leading department stores, sixth form colleges and Exeter University. The M5 is readily accessible at junction 27 and there are regular rail services to London Paddington from Tiverton Parkway whilst Exeter international airport provides a number of domestic and international flights. The area affords exceptional schooling for all ages with a fine village school which feeds directly into Uffculme School which has an excellent reputation. Independent schools Wellington School and Blundells are within easy reach.

DESCRIPTION

A delightful cottage nestled near the heart of Holcombe Rogus with rural views, providing well proportioned rooms consisting of a good sized sitting room with inglenook fireplace, kitchen/dining area, ground floor shower room/toilet and bedroom 4. On the first floor are three bedrooms and a family bathroom. Outside are pretty cottage gardens and a useful summerhouse/home office. With parking to front for two cars.

ACCOMMODATION

Part glazed front door to entrance porch with a further door into the sitting room with deep window sills, inglenook fireplace with exposed stonework and inset log burner, further storage cupboard, exposed wooden floor and beams. A door leads to the farmhouse style kitchen/dining area with stairs rising to the first floor and a range of wall and base units with wooden work surfaces and a one and a half bowl sink unit. There is a solid fuel Rayburn with further Aga gas and electric pod to side and plumbing for washing machine and dishwasher. The kitchen opens into the dining area which is light and airy and has a pleasant

aspect to fields over the garden with doors to outside. Off the dining room is a useful storage cupboard, shower room/toilet, and flexible downstairs bedroom.

To the first floor are two double bedrooms and a spacious single, with the master benefiting from built in wardrobes and cupboards and an exposed wooden floor. There is a family bathroom with a white suite.

OUTSIDE

To the front of the house there is parking for two cars with a path and steps which lead up to a pretty cottage garden enclosed by picket fence with an area of lawn and flower borders. To the rear is an area of patio, garden and steps leading up to a decked area which takes advantage of the rural views and gives access to the summerhouse/home office. This has been fully insulated and has power and light and log burner.

SERVICES

Mains water and drainage, Mains Electricity. Solid fuel Rayburn and log burner. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside with EE, 02, and Vodafone (Ofcom)

VIEWINGS

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

DIRECTIONS

From J27 of the M5 proceed towards Wellington along the A38. Take the turning left at the top of Whiteball Hill towards Holcombe Rogus, Ashbrittle and Greenham (Westleigh Quarry). After approx 1/2 mile turn left to Holcombe Rogus. Follow the signs to the village. Carry on into Fore Street from Pound Hill passing the Primary school on the right and take the next turning left into South Street past Frog Lane and in 900m 51, Twitchen will be on your right hand side.



Approximate Area = 1393 sq ft / 129.4 sq m
 Outbuilding = 73 sq ft / 6.7 sq m
 Total = 1466 sq ft / 136.1 sq m
 For identification only - Not to scale

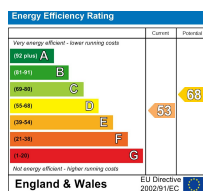
Ground Floor

Outbuilding

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1105777

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.



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