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Wellington 7.5 miles. Taunton 9 miles. M5 (J26) 6 miles.

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## An individual detached bungalow with established garden and rural views.

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- Three Bedrooms
- Shower Room & Cloakroom
- Sitting/Dining Room
- Kitchen
- Established Gardens
- Garage/Workshop
- No Onward Chain
- Freehold
- Council Tax D
- 0.29 Acres

Guide Price £495,000

### SITUATION

Stapley is close to the Somerset/Devon border within the Blackdown Hills and a designated Area of Outstanding Natural Beauty. These beautiful hills afford miles of footpaths and bridleways, ideal for those with walking and riding interests. Whilst the setting is rural, the area is by no means isolated and benefits from relatively easy access to communication links and surrounding districts. The nearby village of Churchinford is within easy reach and maintains an active community, including a primary school, doctors surgery, pub, village hall and community-led village shop.

Wellington is within 7.5 miles and offers supermarkets and a range of independent shops, whilst the county town of Taunton is a 20 minute drive and offers a greater range of shops, amenities with an excellent range of schools in Taunton and Wellington, both in the independent and state sectors. The property is very well placed for access to the M5 at junction 25, Taunton or junction 26, Wellington. The A303 is also within 7 miles. There are regular rail services to London Paddington from Tiverton Parkway Station and Taunton as well as regular services to London Waterloo from Honiton.

### DESCRIPTION

An individual detached bungalow providing three bedrooms, shower room, separate WC, a good size sitting/dining room and kitchen. Outside are established pretty South East facing gardens with rural views, covered terrace, greenhouse and garage. The property is being offered with no onward chain.

### ACCOMMODATION

Entrance porch, with door to entrance hall with airing cupboard and further storage cupboard, hatch to loft and door to all rooms. A spacious Sitting/Dining room with fireplace, dual aspect and sliding patio doors to large patio area and rear gardens which takes advantage of the views. Fitted kitchen with a range of wall and base units with work surfaces over, inset sink and space for oven with extractor over, door to side porch, with floor mounted boiler. There are three bedrooms two of which are at the rear of the property with rural views over the gardens.

One of which has built-in wardrobes. The third bedroom is currently used as a separate dining room. Shower room with pedestal wash hand basin, low level WC and shower cubicle and there is also a separate WC and handbasin.

### OUTSIDE

The property is approached via gates leading to the drive and parking, with access to the garage/workshop. An arched gate give access to the side and rear. The gardens are a particular feature of the property and have been landscaped with various flower borders, mature plants, trees and shrubs, vegetable bed and greenhouse, enclosed mainly by hedging.

### VIEWINGS

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

### SERVICES

Mains electricity, mains water, oiled fired central heating, private drainage - septic tank. This property has the benefit of ultrafast broadband (Ofcom) - this property has access to ultrafast fibre broadband(Gigaclear). Mobile coverage not available - there is mobile coverage through internet provider.

### DIRECTIONS

From Taunton head south towards the Blackdown Hills and through Blagdon Hill, following the signs to Churchinford. On passing Culmhead Business Park take the next turning right, signposted Smeatharpe. Take the first turning right signposted to Stapley and follow the road through the hamlet, where the property will be found on the left hand side before you get the sharp corner.

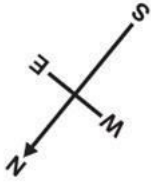


Approximate Area = 1093 sq ft / 101.5 sq m (excludes shower room)

Garage = 396 sq ft / 36.7 sq m

Total = 1489 sq ft / 138.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1121025

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Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		80
(69-80) C	(55-68) D	54	
(50-68) E	(35-50) F		
(1-49) G			
Net energy efficient - higher rating code		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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