



Bridge House



Wellington/M5 (J26) 4.5 miles | Taunton 9 miles

A three bedroom property in a rural location with countryside views

- Countryside Views
- Three Bedrooms
- Kitchen
- Two Reception Rooms
- Family Bathroom
- Downstairs W.C
- Outbuilding
- Garden & Single Garage & Further Area
- Council Tax Band E
- Freehold

Guide Price £495,000

SITUATION

Bridge House is situated within the sought after village of Clayhidon which lies within the Blackdown Hills, designated an Area of Outstanding Natural Beauty. The village benefits from an excellent public house, church and village hall. The village of Hemyock is within 3.5 miles where an even greater selection of facilities can be found including doctors surgery, village stores, primary school which feeds into the highly regarded Uffculme School. Wellington is within 4.5 miles where a great selection of shopping, recreational and scholastic facilities can be found together with easy access to the M5 motorway. Both Taunton and Honiton are within an approximate 20 minute drive whilst Bristol and Exeter are within an easy commute.

DESCRIPTION

A three bedroom property in a rural location with countryside views comprising a sitting room, dining room, kitchen, downstairs W.C, family bathroom and outbuilding. Outside there is a pretty garden and outbuilding with views. Across the road is a further area currently uncultivated with single garage, the property is offered for sale with no onward chain.

ACCOMMODATION

From the entrance porch into the hallway, door to W.C. on the left. To the right stairs rising to the first floor, doors to all rooms. Kitchen with wall and base units with space for oven and window seat. Dining room with window to front. Spacious sitting room with window to front and patio doors to the garden with fireplace. To the first floor are two

double bedrooms, a further single and a family bathroom.

OUTSIDE

The garden consists of a patio area, mainly laid to lawn, with mature plants and shrubs. There is a useful outbuilding. Across the road is a single garage with small area abutting the river.

SERVICES

Mains water, electric, septic tank - shared, no central heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside & outside Vodafone, Three and EE(Ofcom).

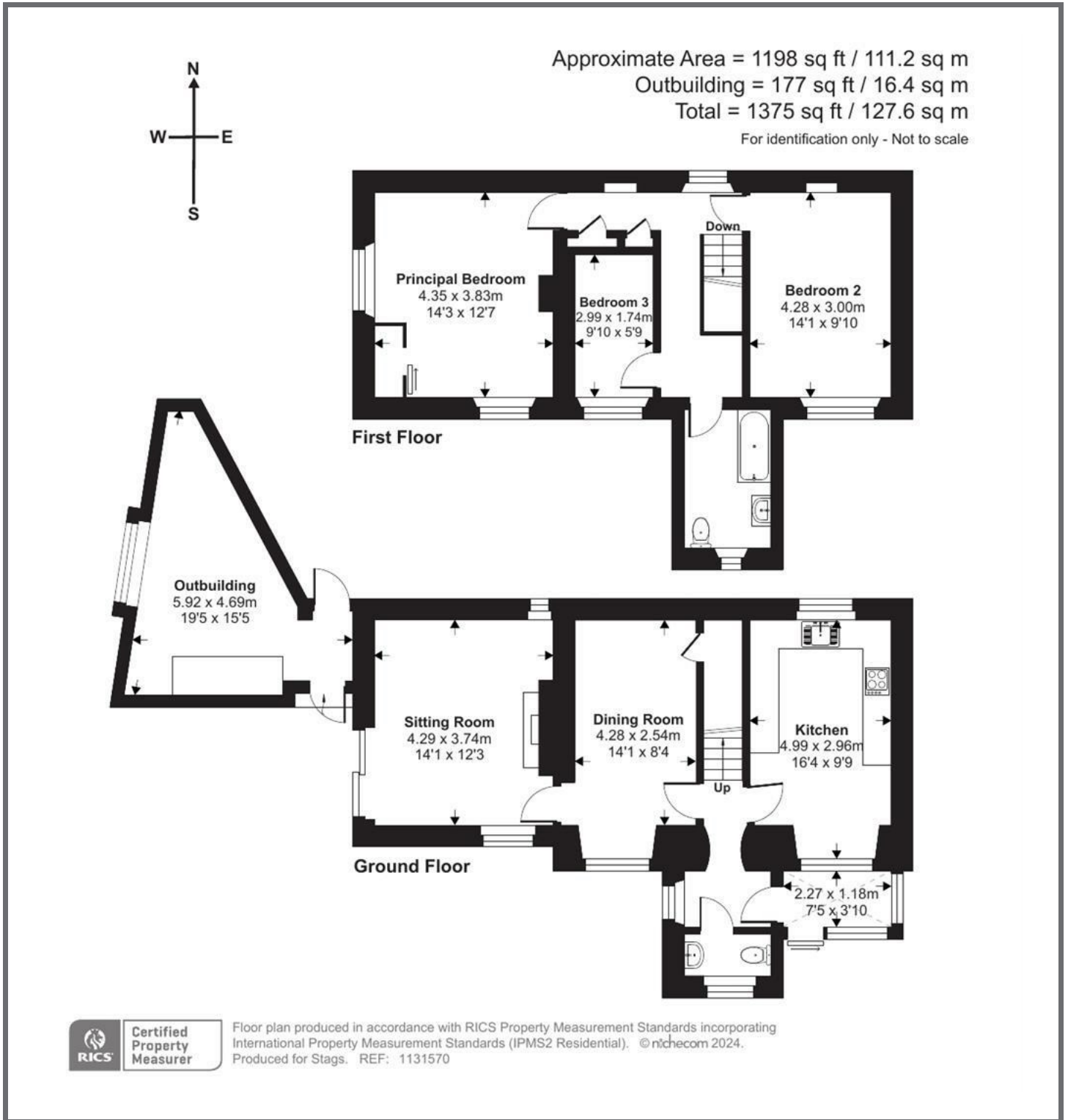
VIEWINGS

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

DIRECTIONS

From the centre of Wellington, proceed along South Street into Pyles Thorne and continue to the A38. Straight over towards Ford Street and continue all the way to the top of the hill. At the junction, go straight across toward Clayhidon turning right at the next crossroads into Rosemary Lane, Continue down the hill into Callers Lane and the property can be found on the Right 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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