



Bylands Cottage



M5 (J26) 2 miles / Wellington 3.5 miles /
Taunton 4 miles

A detached period cottage
with established gardens
and parking.

- Two Double Bedrooms
- Bathroom
- Two Reception Rooms
- Large Garden
- Parking
- Gas Heating
- Freehold
- Council Tax Band C

Guide Price £300,000



SITUATION

Located on edge of the village of West Buckland this property is situated just off the A38. Within the village is a church, village hall and primary school. The property is also within 3 miles of Oake Manor Golf Course. The town of Wellington has a good range of day to day facilities with Waitrose Supermarket and schools within both the state and private sector. The County Town of Taunton has an even greater selection of facilities along with a main line rail link to London Paddington.

DESCRIPTION

A period character cottage with a wealth of character and charm. The accommodation consists of sitting room, further reception room, kitchen/breakfast room and bathroom on the ground floor and two double bedrooms on the first floor. The gardens are a particular feature being level and a good size.

ACCOMMODATION

Entrance porch with door to entrance lobby with under stairs storage cupboard, door to dining room with feature fireplace, exposed beams and window to front. Sitting room with patio doors to side and further window to front, again with exposed beams and door to kitchen and stairs to first floor. Kitchen/Breakfast room with a range of base units with work surfaces over, with inset sink unit, built in oven and hob, space and plumbing for dishwasher and washing machine, room for table and chairs, door to side. A further door leads to the bathroom with panelled bath with mixer tap and shower attachment, WC and vanity unit with wash hand basin and window to side. On the first floor there are two double bedrooms with feature beams to the ceilings, both having dual aspect windows.

OUTSIDE

The property is approached via double

wooden gate leading to an area of hard standing with parking for several cars and access to single garage. To the front of the cottage is a pretty garden enclosed by low-level wall and mature shrubs with path to front door. To the side is an area of patio with covered area ideal for entertaining, again with pretty flower borders. The side garden is mainly laid to lawn with mature trees and shrubs flower borders, vegetable bed and fruit cage, apple trees, feature pond, and various seating areas, shed, and enclosed by fencing. The garden is a particular feature of the property and in total the plots extends to approx 0.2 acres.

SERVICES

All main services. The area is located in a flood zone 2. This property has the benefit of ADSL Broadband (Ofcom) Mobile coverage limited inside & outside with EE, O2, Three and Vodafone (Ofcom).

VIEWINGS

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

DIRECTIONS

From Junction 26 of the M5 motorway follow the signs towards Wellington and at the roundabout with the A38 take the fourth exit towards Taunton. Continue along this road and turn immediately right after Willow Brook Garden Centre where the property will be found on the left hand side.





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