



Honeysuckle Cottage



Town Centre 1.5 miles M5 (J26) 3 miles
Taunton 9 miles

A spacious and well presented detached property located in this elevated position.

- Four Bedrooms
- Master En Suite & Family Bathroom
- Spacious Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility and Cloakroom
- Established Gardens
- Double Car Port & Parking
- Council Tax Band F
- Freehold

Guide Price £489,950

SITUATION

Situated on the western outskirts of Wellington this property is located in the hamlet of Westford, beyond which are wonderful country walks. The nearby village of Rockwell Green offers a good selection of local facilities. Wellington is within 1.5 miles which offers a greater selection of shopping, recreational and scholastic amenities together with access to the M5 motorway situated on the eastern outskirts of the town. The County Town of Taunton is within 9 miles of the property where a wider range of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

Located in this quiet semi rural position on the edge of Wellington this spacious period detached property has a wealth of character and charm and has been extended over the years to provide a spacious family home. Positioned on an elevated plot, the accommodation consists of four bedrooms with master ensuite and family bathroom. On the ground floor is a spacious sitting room with log burner, dining room, good size kitchen/breakfast room, utility room and cloakroom. Outside, the gardens have been cleverly landscaped to take advantage of the plot. There is also a double carport with further parking. An internal viewing is highly recommended.

ACCOMMODATION

Part glazed door leads to the entrance lobby with tiled floor and stable door which gives access to all rooms. Sitting room with fireplace and exposed stonework, log burner with mantle beam over, feature ceiling beams and triple aspect windows. Dining room with stairs to first floor, part panelled walls, fireplace with exposed stonework and log burner, beams, dual aspect windows and door to kitchen/breakfast room. With a range of wall and base units with work surfaces, single drainer single bowl sink unit, built in oven and hob with extractor over, Rayburn, tiled floor and beams. Off the kitchen is a useful utility with wall and base units with work surfaces, single drainer single bowl sink unit, plumbing for washing machine, space for fridge/freezer,

beams, continuation of tiled floor and part glazed door to side. Cloakroom with low level WC, wall mounted wash hand basin, beams and continuation of tiled floor. On the first floor is a good size landing with airing cupboard, further storage cupboard, hatch to loft, exposed floorboards and two windows to rear. The master bedroom has a dual aspect taking advantage of the elevated position, exposed floorboards, a separate dressing area with built in wardrobes and an ensuite comprising shower cubicle, pedestal wash hand basin, low level WC, towel rail, tiled floor, splash backs and double-glazed window to side. There are two further double bedrooms and a single, with bedroom two having a vanity unit with inset wash hand basin and built in wardrobes. Bathroom comprising of a white suite with panelled bath with mixer tap and shower attachment, shower cubicle, low level WC, bidet, pedestal wash hand basin, towel rail and tiled splash backs.

OUTSIDE

The property is approached via a tarmac drive which gives access to the double carport with power and light. There is further parking and steps and pergola lead up to a gravelled area which, in turn, gives access to the front door. There are various flower borders with mature plants and shrubs, feature pond and two water features. To the side is an area of lawn and a shed, all enclosed by fencing.

SERVICES

All mains services connected. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside & outside with EE/three and likely with 02/Vodafone (Ofcom) .

VIEWINGS

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

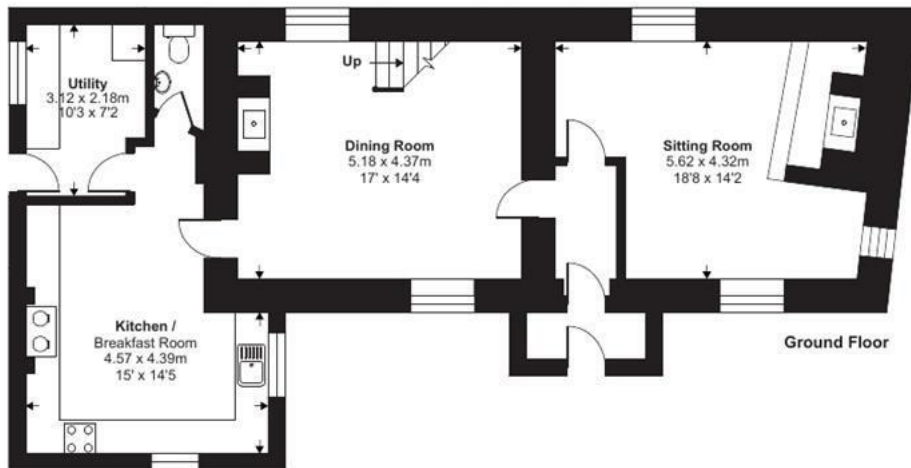
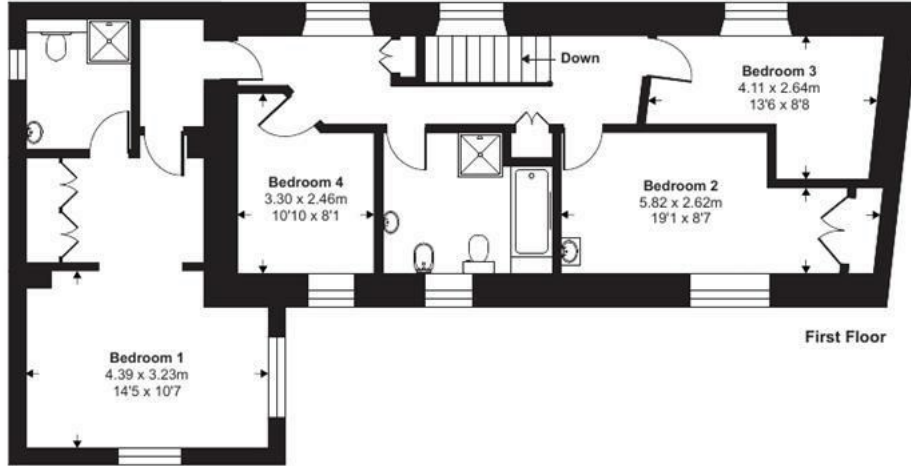
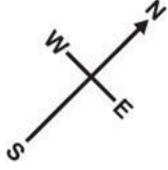
DIRECTIONS

From our office head along Fore Street and continue along this road proceeding through Mantle Street and at the traffic lights at the center of Rockwell Green, turn right. Continue for about half a mile turning right over the railway bridge into Lower Westford. Proceed past Burchills Close and the property can be found on the left hand side.



Approximate Area = 1805 sq ft / 167.6 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: 572908

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	(81-91) B		78
(69-80) C	(55-68) D	52	
(50-68) E	(35-54) F		
(1-49) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk