



Trederwen



Wellington & M5 (J26) 8 Miles, Honiton 7 Miles, Taunton 15 Miles.

An individual detached bungalow set in half an acre plot.

- Four Bedrooms
- Family Bathroom & En Suite
- Kitchen/Breakfast Room
- Sitting Room
- Sun Room
- Utility & Cloakroom
- Established Garden
- Double Garage
- Freehold
- Council Tax F

Guide Price £700,000

SITUATION

The property is gloriously situated on the southern side of the Blackdown Hills, surrounded by rolling hills and wooded valleys within this Area of Outstanding Natural Beauty. There is excellent walking and out riding in the surrounding countryside.

Hemyock, to the north, has an active community with a good range of facilities including village shops, Post Office, public house, health centre, veterinary practice and parish hall. Easily accessible from the property are the nearby market towns of Wellington, with a Waitrose supermarket and access to the M5, and Honiton with a range of shops, sports facilities and a mainline station on the London Waterloo line.

The Jurassic Coast and the seaside town of Sidmouth is 16 miles to the south. There are good transport connections via the A303 at Honiton, which provides a convenient link to London, as well as Exeter and its international airport. The county town of Taunton, with an excellent range of shopping and recreational facilities, is also within easy reach.

DESCRIPTION

An individual detached bungalow, providing four bedrooms master en suite and family bathroom, sitting room, kitchen/breakfast room, study, sun room, utility and cloakroom. The property is set within half an acre with established level gardens. Double garage.

ACCOMMODATION

Front door into entrance hall with doors leading to all rooms. The kitchen/breakfast room has a range of units with work surfaces over and integrated appliances and space for table. There is a useful utility with access to garage and to the garden. Off the kitchen is an impressive light garden room. The sitting room is a good size with

fireplace and patio doors to garden. There is a separate office located to the front of the property, which could be used as a further bedroom if required. The bedrooms are located at one end of the property and are a good size with a pleasant aspect with the master benefiting from an en suite shower room. Family bathroom with four piece suite.

OUTSIDE

The property is accessed by a five bar gate leading to the drive with parking for a number of cars and access to double garage with electric door. To the front is an area of lawn with mature plant and shrubs. A path gives access on either side of the property to the rear garden, with area of patio and lawn, with flower borders and mature tree and shrubs, enclosed fencing and hedging.

SERVICES

Oil fired heating & underfloor heating. Private drainage septic tank untested, mains water and electric. Central vacuum system. Solar Panels. This property has the benefit of standard broadband(Ofcom). Mobile coverage available inside & outside with EE, Three, O2, and Vodafone (Ofcom).

VIEWINGS

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

DIRECTIONS

From Wellington proceed southwards to the village of Hemyock. Continue through the village and turn left by the pub signposted Dunkeswell. Continue along this road for 3 miles and just past the modern agricultural building, turn right signposted to Sheldon. Follow the road down the hill and you come to a T-Junction turn Left and continue past the Church where the property will be found on the left hand side.



Approximate Area = 1723 sq ft / 160.1 sq m
 Garage = 380 sq ft / 35.3 sq m
 Total = 2103 sq ft / 195.4 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: 1179613

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	(69-78) C	(55-67) D
(75-80) G	(49-54) E	(35-39) F	(2-48) G
Net energy related - higher scoring coats		66	66
England & Wales		EU Directive 2002/91/EC	

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk