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Swallowfield



Wellington 3.5 miles M5 (J26)/(J27)/Railway Station 5 miles

A individual three bedroom detached bungalow in popular village location with rural views.

- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Utility
- Family Bathroom
- Separate W.C
- Conservatory
- Garage & Parking
- Freehold
- Council Tax Band D

### SITUATION

Situated within the outskirts of this popular village and within 3.5 miles of Wellington which offers a great selection of shopping, recreational and scholastic facilities. The County Town is a further 7 miles east of here where a greater selection of facilities can be found together with a main line rail link to London Paddington. The M5 motorway is also accessible at junction 27 which, along with Tiverton Parkway railway station, lies approximately 5 miles west of the property.

### DESCRIPTION

A detached three bedroom bungalow located on the edge of the village in a tucked away position with rural views. Accommodation comprises; entrance hallway, kitchen, utility, spacious lounge/dining room, conservatory and family bathroom. Outside are established gardens, garage and driveway.

### ACCOMMODATION

Front door to Entrance Hall with doors to all rooms. Kitchen with a range of wall and base units with work surfaces over, inset sink, built in oven and hob and space for appliances, access to Utility. Open plan spacious Lounge/Dining Room with dual aspect windows, log burner and doors to the Conservatory. There are three Bedrooms, two doubles with both having built in - wardrobes and rural views to the rear. Further single Bedroom to the front of the property. Family Bathroom comprising of bath with shower over and wash hand basin. Beside the Bathroom is a separate Cloakroom.

### OUTSIDE

The property is approached via a shared drive giving access to the parking area and single garage. The garden extends round the property and is mostly laid to lawn, enclosed by mature hedging with a small gate and steps giving access to a further area which could have potential to provide a vegetable bed.

### SERVICES

Mains drainage, electricity and water. Oil-fired heating. New boiler installed in 2023 under warranty until 2030. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside & outside with O2 and limited inside with Vodafone(Ofcom).

### VIEWINGS

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

### DIRECTIONS

From Wellington head in a westerly direction along the A38 and after approximately 2.5 miles turn right opposite The Beambridge Inn signposted Holywell Lake. At the crossroads turn right, continue down into the village taking the turning left opposite the former pub, continue up the hill where the property will be found on the left hand side with Swallowfield being located on the right hand side.

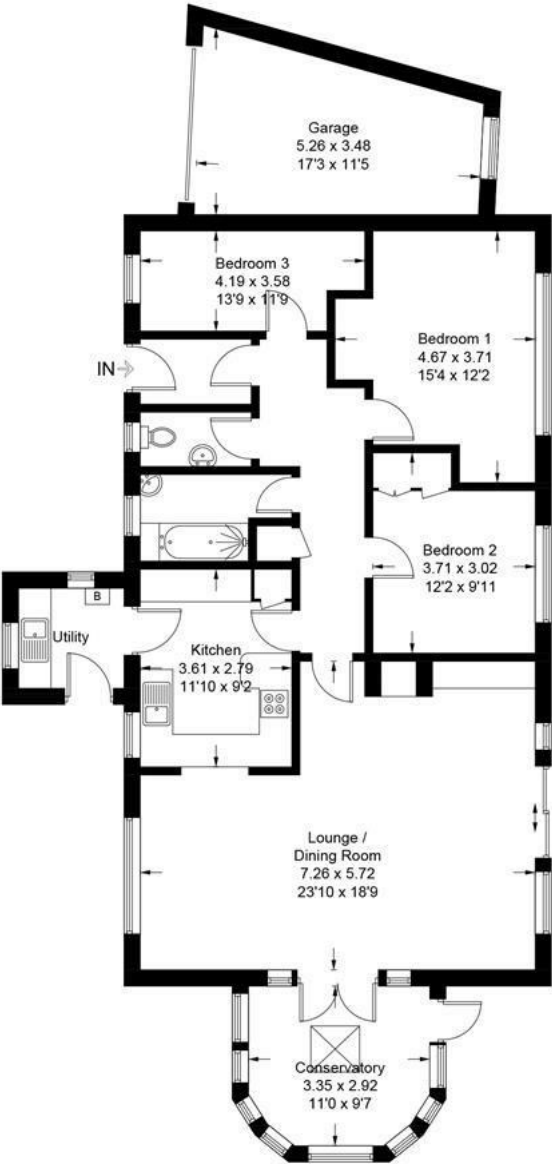
Offers Over £425,000







Approximate Gross Internal Area = 115.5 sq m / 1243 sq ft  
Garage = 14.7 sq m / 159 sq ft  
Total = 130.2 sq m / 1402 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1156667)

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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		78
(69-80) C		
(55-68) D	46	
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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