



Jabeti



Wellington 2 Miles. M5 Motorway (J26) 2.8 Miles. Taunton 5 Miles

An individual detached bungalow which has been updated and extended over recent years with rear South Westerly views to the Blackdown Hills, generous garden and garage.

- Three Bedrooms
- Family Bathroom and & Master En Suite
- Kitchen/Dining Room
- Sitting Room
- Sun Room
- Office and Utility
- Landscaped Garden
- Garage & Driveway
- Freehold
- Council Tax Band E

Guide Price £575,000



SITUATION

Within easy reach of the property are an excellent range of local amenities including a variety of independent shops, supermarkets including Waitrose and Co-op, sport and leisure facilities and a selection of schools, both primary and secondary.

Jabeti is well situated for all transport links with access to the M5 motorway only 2.8 miles away at Junction 26 and Taunton within 5 miles with its main line railway station linking to London Paddington in less than 2 hours. The surrounding countryside has many public footpaths and bridleways, along with part of the Grand Western Canal for walks through woodland and open countryside. The Blackdown, Brendon and Quantock hills are also within easy reach.

DESCRIPTION

An individual and extended detached bungalow located in this peaceful hamlet. The accommodation comprises of an entrance hall, spacious kitchen/dining room, sitting room, sun room, three double bedrooms, bathroom and master en suite. Landscaped gardens to rear, garage and drive with parking for several cars. The property has undergone a program of improvements over recent years and internal inspection is recommended.

ACCOMMODATION

Front door into the entrance hall with doors to all principle rooms. kitchen/dining room with a range of wall and base units with work surfaces over, inset sink, double oven, hob and extractor over, built in dishwasher opening into the dining room, a lovely light room with plenty of space for table and chairs and sofa. Sitting room with fireplace and inset wood burner, bifold doors to the sun room which overlooks the garden. Off the dining room is a useful office and utility with door to garden. There are three bedroom all a good size having a pleasant

aspect, with the master benefiting from built in wardrobes along wall wall and en suite shower room with a further family bathroom.

OUTSIDE

The property is approached via double wooden gates and a large tarmac driveway with sensor lights and parking for several cars. Access to the detached garage with up and over door, side door and a car charger. Path to the front door and access to both sides of the property. To the rear is a good size patio with feature lighting, level lawn, path to the summerhouse with power, light and internet connect sheds with power and light, all enclosed by hedging with rural views.

VIEWINGS

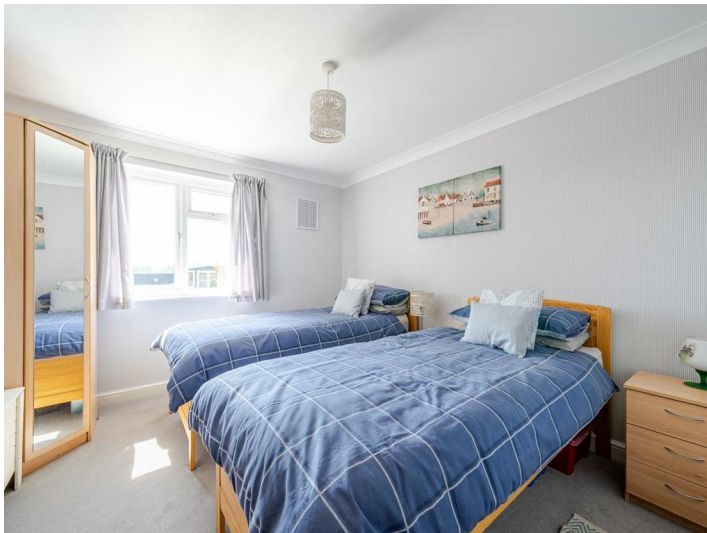
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

SERVICES

Mains electricity, electric Heating, Solar panels, mains water, private drainage - septic tank (untested). This property has the benefit of standard broadband(Ofcom). Mobile coverage likely inside with EE, Three, O2, Vodafone & likely outside with EE, Three, O2, and Vodafone (Ofcom).

DIRECTIONS

From our office in the High Street proceed in the Taunton direction and at the second roundabout take the first exit left following the signs to Nynnehead. Continue along this road for approx. 1 mile passing under the railway bridge. At the 'triangle' take the right hand fork and continue up the slight hill through the Hollow and into Nynnehead village. Pass the village hall on your right hand side and take the second right signposted East Nynnehead. Follow this lane into the hamlet where the property will be found on your right hand hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			87
(81-91) B			
(69-80) C			
(35-40) D		61	
(33-34) E			
(21-32) F			
(1-10) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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