



West View



M5 (J26) 0.2 miles / Wellington 2.5 miles /
Taunton 5.5 miles

**Detached 4 bedroom family home
with period features situated on
the edge of a popular village**

- Detached Family House
- Master Bedroom Suite
- 3 Further Bedrooms
- Sitting Room
- Study
- Kitchen
- Dining Room
- Garden & Garage
- Freehold
- Council Tax Band E

Guide Price £495,000



SITUATION

West View is located in the edge of this popular village which lies between the towns of Taunton and Wellington on the lower fringes of the Blackdown Hills. The village benefits from a primary school, church, village hall, gym and small village shop/deli. Junction 26 of the motorway is also within easy access, approximately 1 mile from the property. Wellington is within 3 miles where a good range of day to day facilities can be found and the County Town of Taunton 4.5 miles where an even greater selection of facilities are available together with a main line rail link to London Paddington.

DESCRIPTION

West View is an attractive detached family house with character features. Situated on the edge of a popular village the property benefits from double glazing and gas fired central heating with a master bedroom suite, 3 further bedrooms and a family bathroom to the first floor. On the ground floor is the sitting room, study, dining room, kitchen and utility situated in private gardens with a double garage and parking.

ACCOMMODATION

Glazed doors from the porch open into a welcoming entrance hall with stairs rising to the first floor. From here, a door leads to the dual-aspect sitting room, featuring an attractive brick inglenook fireplace with wood-burning stove and French doors opening onto the garden. Off the sitting room is a versatile study, ideal as a home office or family room, with a side-facing window. The dining room, accessed from the hallway, benefits from feature slate flooring flowing seamlessly through from the kitchen. There is also an under-stairs storage cupboard and access to the utility room, which provides wall and base units with work surface over, sink, plumbing for a washing machine, and a door to the rear

courtyard. A cloakroom with low-level WC, wash hand basin and window completes the ground floor. The kitchen itself is fitted with wall and base units, work surfaces with sink unit, integrated dishwasher, and feature slate flooring. On the first floor, the dual-aspect master suite enjoys its own dressing room and en-suite with double shower cubicle, low-level WC, wash hand basin and oak flooring. There are three further bedrooms and a family bathroom, which is fitted with a ball and claw foot slipper bath, pedestal wash hand basin with tiled splashback, low-level WC, corner shower cubicle, window with countryside views, and oak flooring.

OUTSIDE

The garden is to the front of the house with a patio area ideal for entertaining and a further lawned area with flower borders enclosed by hedging and fencing. There is a double garage and parking.

SERVICES

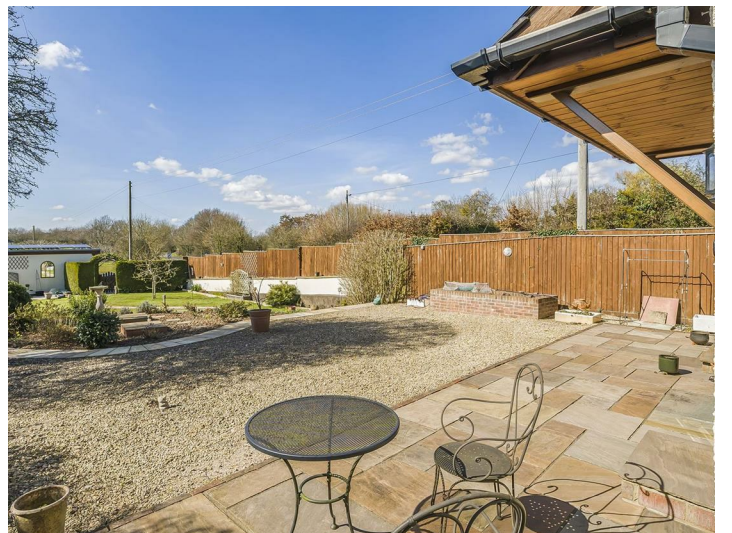
Mains gas, electricity & water. Private drainage. Mobile coverage is good outdoor, variable in home with EE, O2 and Three and good outdoor and in home with Vodafone (Ofcom). This property benefits from superfast broadband (Ofcom).

VIEWINGS

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

DIRECTIONS

From junction 26 of the M5 motorway take the exit to West Buckland whereupon West View will be seen after a short distance on the right hand side.



Approximate Gross Internal Area = 168.1 sq m / 1810 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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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
Very energy efficient - lower running costs			
92-100	A		86
81-91	B		
69-80	C	74	
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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