





Dyers Close, West Buckland, Wellington, TA21 9JU

This four-bedroom semi-detached bungalow offers remarkable versatility and significant potential for extension (subject to planning permission). It features a cozy wood burner, gas-fired central heating, and double-glazed doors and windows throughout. The property is surrounded by charming front and back gardens, with ample off-road parking, a garage, and additional secure parking accessed through attractive lockable gates. The plot stands out with approximately 2.3 acres of land, including outbuildings that houses a workshop, stables, and an additional storeroom. This unique property is perfect for those interested in smallholding and presents numerous opportunities for development. Overall, this property is definitely worth a viewing for anyone seeking a spacious plot in a village setting, along with the possibility to extend their home.



















The Location

West Buckland is a close-knit village that boasts beautiful views of the Blackdown Hills. The community hosts a variety of local events and activities throughout the year, fostering a strong sense of togetherness. The village features a primary school, a village hall that accommodates numerous clubs, and a playing field with kitchen facilities. Additionally, residents can enjoy the local church and a pub that serves as a popular meeting spot for both locals and visitors. The village supports a cricket club, a football team, and various sports clubs, including a gym, promoting an active lifestyle for its residents. Overall, West Buckland offers a charming glimpse into Somerset's rich history and culture. The nearby town of Wellington, only three miles away, provides a variety of shopping and recreational options, while Taunton is situated 4.5 miles from the village, featuring an even broader range of services, including a mainline rail connection to London Paddington. West Buckland is a truly picturesque place to call home.

Property Features

- Plot in approximately 2.3 acres
- Outbuildings consisting of a workshop, hay barn, stables and storeroom
- Semi-detached village bungalow
- 4 bedrooms
- Garage and ample parking
- A range of useful outbuildings
- Huge potential and scope for extensions (STP)
- Suitable use as small holding
- Double glazing and gas heating

Tenure: Freehold **Tax band:** C

Services: The property is connected to mains water, mains drainage, mains

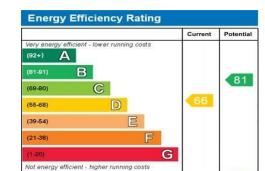
electric and mains gas

Property location What 3 Words what3words///health.tamed.hosts



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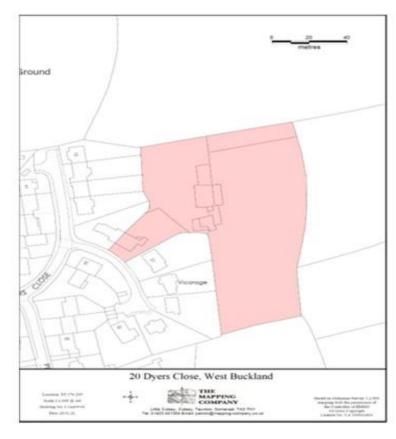


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England & Wales



STORE

DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Antimoney laundering obligations. This is a non-refundable payment and cannot be returned.

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

| Council Tax / Domestic Rates | С |
|------------------------------|----------|
| Asking price | £495,000 |
| Tenure* | Freehold |

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

| Property type | Semi-detached bungalow |
|--------------------------|---|
| Property construction | Standard |
| Number and types of room | As per floorplan |
| Electricity supply | Mains electricity |
| Water supply | Mains water |
| Sewerage | Mains sewerage |
| Heating | Gas heating |
| Broadband | https://checker.ofcom.org.uk/ Cable |
| Mobile signal/coverage | https://checker.ofcom.org.uk/ Voice and data likely on EE |
| Parking | https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/ |

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

| Building safety | Nothing stated on the sellers PIQ form |
|---|--|
| Restrictions | Nothing stated on the sellers PIQ form |
| Rights and easements | RIGHT OF WAY AT BOTTOM OF PADDOCK ACROSS END OF NEXT FIELD IN ORDER TO ACCESS ROAD |
| Flood risk | https://www.gov.uk/request-flooding-history |
| Coastal erosion risk | https://www.gov.uk/check-coastal-erosion-management-in-your-area |
| Planning permission | Extension to the rear, WAS NOT carried out |
| Accessibility/adaptations | Nothing stated on the sellers PIQ form |
| Coalfield or mining area | https://www.gov.uk/check-if-property-is-affected-by-coal-mining |
| Energy Performance Certificate (EPC)* | D |
| Including detail of any inescapable costs | Nothing stated on the sellers PIQ form |

