





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.



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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](https://www.what3words.com/health.tamed.hosts)

The Location

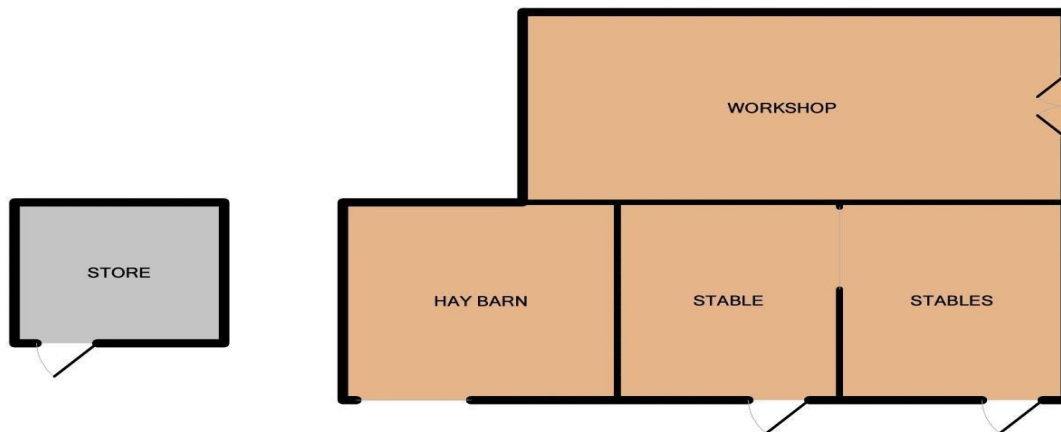
West Buckland is a close-knit village that boasts beautiful views of the Blackdown Hills. The community hosts a variety of local events and activities throughout the year, fostering a strong sense of togetherness. The village features a primary school, a village hall that accommodates numerous clubs, 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.



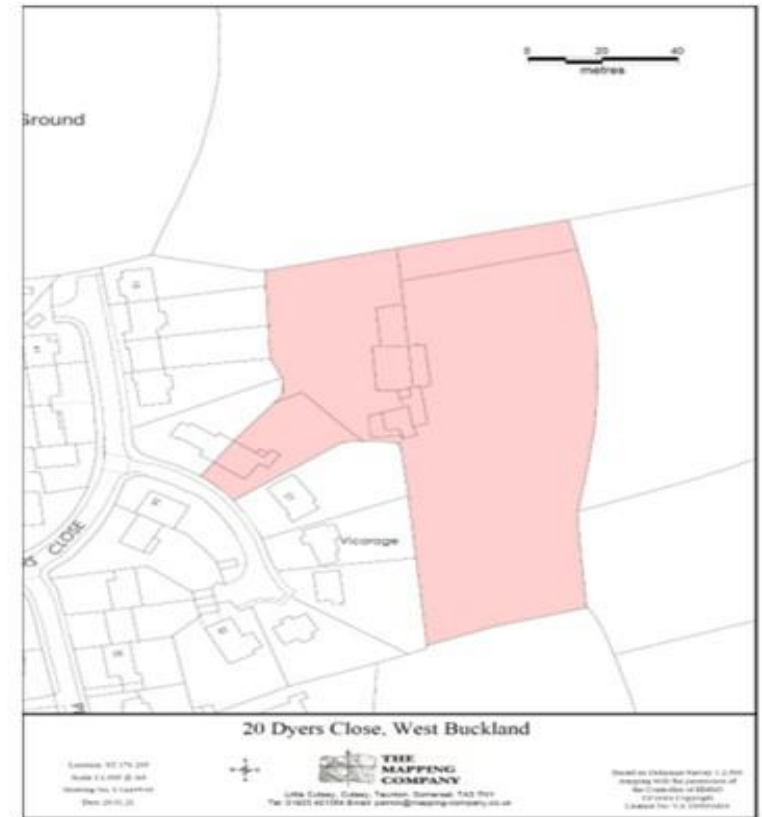
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GROUND FLOOR
APPROX. FLOOR
AREA 1247 SQ.FT.
(115.8 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
		www.epc4u.com



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	C
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