



**Bouverie Close, Wheddon Cross, TA24 7EP**

**welcome to**

**1 Bouverie Close, Wheddon Cross**

Situated within the popular Exmoor village of Wheddon Cross is this extended well presented three bedroom semi-detached bungalow. The property benefits from double glazing, modern fitted kitchen & bathroom, enclosed rear garden with workshop. Viewing is advised!



## Double Glazed Front Door

Leading to

## Entrance Lobby

With fitted carpet, open plan to utility/boot room, door to kitchen.

## Utility/ Boot Room

8' 3" x 6' 6" ( 2.51m x 1.98m )

Double glazed window to rear, fitted shelving, space and plumbing for washing machine and tumble dryer, vinyl flooring, heated towel rail, inset ceiling spotlights.

## Kitchen/Dining Room

19' x 11' max ( 5.79m x 3.35m max )

Double glazed window to rear and double glazed door to rear garden, fitted storage bench, radiator, laminate flooring, cream coloured base and wall units, worktop surfaces, inset stainless steel sink unit, two integrated electric ovens, inset induction hob with cooker hood over, integrated dishwasher, freezer, space for undercounter fridge, tiled splashbacks, inset ceiling spotlights, open doorway to lounge, door to inner hall.

## Inner Hall

With fitted carpet, access to roof space, two built in cupboards, door to

## Lounge

18' 1" max x 11' 7" max ( 5.51m max x 3.53m max )

Double glazed window to front, double glazed door to front, radiator, fitted carpet, log burner set on slate hearth with tiled surrounds.

## Bedroom One

11' 7" max x 10' 10" max ( 3.53m max x 3.30m max )

Double glazed window to front, fitted carpet, electric panel heater, built in wardrobe.

## Bedroom Two

12' 5" x 9' 2" ( 3.78m x 2.79m )

Double glazed window to rear, fitted carpet, radiator, built in wardrobe with shelving.

## Bedroom Three

8' 9" x 7' ( 2.67m x 2.13m )

Double glazed window to rear, fitted carpet.

## Bathroom

A modern fitted suite comprising panelled bath with shower unit over and fitted bi-folding shower screen, pedestal wash hand basin, low level WC, heated towel rail, built in cupboard, tiled flooring, inset ceiling spotlights, part tiled surrounds, extractor unit.

## Outside

To the front is a small fenced boundary with gate leading to pathway providing access to the property, outside light, laid to lawn, vegetable patch, log store, gate giving access to the rear garden.

To the rear is a enclosed garden with paved patio, laid to lawn, workshop, outside water tap.

## Workshop

11' 6" x 7' 11" ( 3.51m x 2.41m )

Window to front, door to garden.

## Location

The property is situated in the heart of the village of Wheddon Cross. Wheddon Cross has a pre and first school, a general store incorporating post office and fuel pumps, a pub, and the local church is in Cutcombe. Close by is the famous Snowdrop Valley and 9 miles to the north is the coastal town of Minehead, which offers a more comprehensive range of shopping and recreational facilities. Wheddon Cross is ideally located to take advantage of the excellent opportunities to walk and ride on the open slopes of the moor towards Dunkery Beacon and in the lovely river valleys of the Exmoor National Park.

The county town of Taunton (23 miles) has extensive retail and commercial facilities, together with three independent schools and the Somerset County Cricket Ground. There is access to the M5 motorway (Junction 25) and a main line station with fast trains to London Paddington and the North. Exeter (42 miles) has excellent amenities and an international airport.

## Agents Note

The property is subject to a the section 157 local housing act 1985. For further information please contact the branch.

The property benefits from photovoltaic solar panels owned outright.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focagent.com



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## 1 Bouverie Close, Wheddon Cross

- Located within the Exmoor National Park
- Semi-Detached Bungalow - Three Bedrooms
- Kitchen/Dining Room - Lounge with Log Burner
- Family Bathroom - Double Glazing
- Front & Rear Gardens - Workshop

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£265,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107234 - 0006

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