



**LOCATION:**

The Orchard is located along Back Lane in the centre of the sought after village of Bradford on Tone which has a thriving community spirit with various facilities to include a village pub, church, community shop and village hall and is conveniently located only a 1/4 of a mile off the A38 between Wellington and the County Town of Taunton. Wellington town boasts a range of independently run shops and larger national stores to include the well renowned Waitrose. The town also benefits from a range of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. The County Town of Taunton which is approximately 4 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 outside Wellington.

**DIRECTIONS:**

From our Wellington town centre proceed on the A38 towards Taunton. Turn left at Heatherton Grange, opposite "The Worlds End" public house signposted Bradford on Tone. On approaching the centre of the village, turn right onto Back Lane where the property will be seen about 100 yards down the lane on the left hand side as indicated by our For Sale board.

**GENERAL REMARKS AND STIPULATION**

**Tenure:** The property is offered for sale Freehold, by private treaty with vacant possession on completion.

**Services:** Mains electricity, mains water, mains drainage, gas central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** w3w.co//flukes.leader.automatic

**Council Tax Band:** E

**Construction:** Traditional construction with external render under a tiled roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** very low      **Rivers and the Sea:** very low      **Reservoirs:** Unlikely      **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

**Planning:** Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

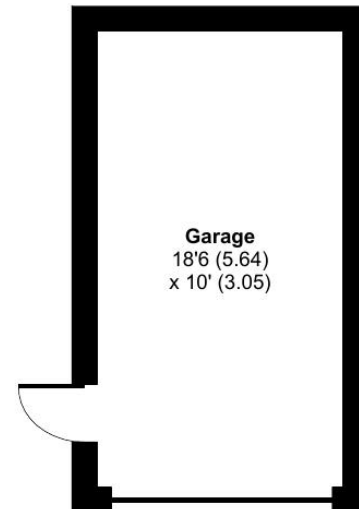
# Back Lane, Bradford On Tone, Taunton, TA4

Approximate Area = 1040 sq ft / 96.6 sq m

Garage = 185 sq ft / 17.2 sq m

Total = 1225 sq ft / 113.8 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1438070

Built in 2015 this modern and spacious three-bedroom detached bungalow sits on a private elevated plot within the sought after village of Bradford on Tone offering three bedrooms, master en-suite along with a detached single garage and ample parking.

Steps lead to the frontage with a uPVC door opening into a light and airy hallway which gives access to all main principal rooms. The main sitting room overlooks the front aspect and is flooded with natural light via the large picture window; there is ample space for everyday soft furnishings along with multiple electrical sockets. The kitchen/diner is situated to the rear of the bungalow and provides a matching range of grey wall and base units with contrasting worktops and tiled splashbacks, there is space for a slim line dishwasher, fridge/freezer, inset double oven with ceramic hob and extractor above, furthermore there is an area set aside for table and chairs. The adjoining utility room offers additional space for further kitchen appliances and houses the wall mounted boiler.

The sleeping accommodation has been cleverly designed towards one side of the bungalow giving a practical separation to the living areas. The master benefits from an en-suite complete with walk-in shower cubicle whilst the remaining two bedrooms have use of the family bathroom offering a white four-piece suite with the added benefit of a heated towel rail and spotlights.

Externally the property enjoys a pleasant approach and offers a block paved driveway offering ample parking for numerous cars or perhaps a caravan/motorhome. The main front garden enjoys an area of well-maintained lawn edged by flowerbeds offering an array of mature planting whilst the rear level garden is predominately laid to lawn and is fully enclosed and benefits from a generous area of patio, perfect for entertaining in the warmer months due to the south westerly aspect. A single detached garage offers plenty of eave storage and is connected to power along with an electric up and over door. Benefitting from being close to the centre of the village and enjoying uPVC double glazing, house alarm and gas central heating, this home is perfectly placed within an established community.



- Modern detached bungalow
- Elevated location
- Popular residential address
- Driveway parking for multiple vehicles
- Private, fully enclosed rear garden
- Three bedrooms with master en-suite

