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Newberrys Bungalow



M5 (Junction 27) 3.2 Miles - Wellington 6 Miles

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## A three bedroom bungalow with garden, driveway and outbuildings.

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- Detached Bungalow
- Three Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Bathroom
- Parking & Garage
- Outbuildings
- Established Gardens
- Freehold
- Council Tax Band D

Guide Price £350,000



### SITUATION

Located within the heart of Westleigh and within approximately 3 miles of the M5 at J27 and Tiverton Parkway railway station. Westleigh is conveniently located close to the popular villages of Burlescombe with it's primary school and church and Holcombe Rogus, which also has a primary school as well as local facilities. The larger village of Sampford Peverell is located to the south west and provides a good range of amenities including convenience store, as well as schooling and a public house. Both Wellington and Tiverton are within 7 and 9 miles respectively, where an excellent range of shopping, recreational and scholastic facilities can be found.

### DESCRIPTION

A three bedroom detached bungalow comprising an entrance hall, kitchen/dining room, sitting room, bathroom room, enclosed garden, garage, outbuildings and off road parking. Offered for sale with no onward chain.

### ACCOMMODATION

Entrance hall with door to kitchen/dining room with base units with inset sink unit and range, pantry and airing cupboard. Sitting room with double aspect, fireplace with access to the front garden. There are three bedrooms all to the rear of the property and a family bathroom.

### OUTSIDE

The property sits within a broadly rectangular plot. A drive gives access to the front, providing parking for 3-4 cars vehicles, a pedestrian gate giving access to the rear. The main garden to the front is predominantly laid to lawn with

borders and some mature shrubs.

Single garage to the side and covered lean too with further garaging/workshop and outside WC. Rear garden with large shed, various outbuildings.

### SERVICES

Mains water, electriclty, drainage. Electric storage heaters. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside & outside with EE, O2 and Vodafone(Ofcom).

### VIEWINGS

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

### DIRECTIONS

From Wellington proceed along the A38 towards Tiverton. Approximately 4/5 miles turn right signposted Westleigh/Burlescombe. Proceed through Burlescombe to Westleigh. As you drop down into the village, turn right at the bus stop and the property will be found on the right hand side.



