



Westhaven



Westhaven Honiton

Churchinford, Taunton, TA3 7QZ

Taunton 8.5 miles. Honiton 11 miles. M5 (J25) 11 miles.

A charming bungalow situated within the centre of the popular village of Churchinford with garage and off road parking

- Detached bungalow - popular village location
- Generous plot
- Kitchen/breakfast room
- Conservatory with garden views
- Freehold
- Two spacious double bedrooms
- No onward chain
- Sitting room with fireplace
- Garage and ample off-road parking
- Council Tax Band C

Guide Price £400,000

SITUATION

Westhaven is conveniently positioned on the southern edge of Churchinford, set back from the road and occupying a slightly elevated plot. The village offers a range of amenities including an award-winning pub, community shop, village hall, café, church, and doctor's surgery - all within easy walking distance. Situated in the heart of the Blackdown Hills, a designated Area of Outstanding Natural Beauty, Churchinford is surrounded by stunning, unspoilt countryside with numerous footpaths and bridleways. The county town of Taunton lies approximately 8.5 miles to the north, while Honiton is around 11 miles to the south, providing easy access to both the M5 motorway and mainline railway stations.



DESCRIPTION

Westhaven is an individual, detached bungalow set on a generous plot in the heart of the desirable village of Churchinford. Offered with no onward chain, this modern bungalow has been extended over the years, providing spacious and well-proportioned accommodation. The entrance hall leads to all principal rooms, including a sitting room with electric fire and dual aspect windows. French doors open into the conservatory, which enjoys pleasant views of the garden. The kitchen is fitted with a range of matching wall and base units, a built-in oven, gas hob with extractor, and space for a washing machine and tumble dryer. There is also direct access to the rear garden. The property offers two double bedrooms, one featuring built-in wardrobes, and a fitted family bathroom.

OUTSIDE

The property is accessed via wrought iron double gates, which open onto a long driveway offering ample parking and leading to a detached single garage. The garden wraps around the bungalow, mostly laid to lawn with mature herbaceous borders. The garage has power, a side window, and an up-and-over door.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband available: Standard and Ultrafast (Ofcom). Mobile signal coverage: Voice and Data limited (Ofcom). Please note the agents have not inspected or tested these services.

DIRECTIONS

From Taunton, take Trull Road and continue through the villages of Trull, Staplehay, and Blagdon Hill. Upon entering Churchinford, pass the village pub on the left, and after a short distance, the bungalow will be on the right, easily identified by the Stags For Sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	99
(81-91) B	
(69-80) C	
(55-68) D	55
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 102.1 sq m / 1099 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1136731)



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