



1 Tone View

1 Tone View, Waterrow, Taunton, TA4 2AZ



Wiveliscombe 3 miles. Wellington 7.5 miles
M5 (J26) 9.5 miles Taunton 11.5 miles

A rural semi detached three bedroom property with established garden and garage.

- Elevated Riverside Location
- Three Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Large Gardens
- 2 Storey Garage
- Off Road Parking
- Countryside Views
- Council Tax Band D
- Freehold

Offers In Excess Of
£450,000

SITUATION

1 Tone View is located on the edge of Waterrow, which is a small village nestling in the foot of the Brendon Hills, close to Exmoor with views across surrounding hills and woodland, with its village hall and popular public house and restaurant. Wiveliscombe offers a good range of facilities including supermarket, public houses, vets, library, medical centre, post office, plus nursery, primary and secondary schools together, with excellent sporting facilities including a recreational ground, heated open air swimming pool, football, rugby and tennis clubs. For a wider selection, the County Town of Taunton is within 11 miles with its main line rail link to London Paddington. The town of Wellington is within 7 miles where excellent shopping, recreational and scholastic facilities can be found together with access to the M5.

DESCRIPTION

1 Tone View is a spacious and well presented three bedroom semi detached property above the River Tone in Waterrow. The property comprises of a kitchen, dining room, sitting room, ground floor bathroom, utility, porch, breakfast room/garden room and a further reception room which could be a fourth bedroom if required. To the first floor landing are doors to the three bedrooms and a shower room. To the outside is a 2 storey garage, store and gardens.

ACCOMMODATION

Front door into the entrance hall with stairs rising to the first floor. Door to reception room/bedroom four with dual aspect. Door into sitting room with feature log burner and window to front, archway opening into the dining room. Dining room with understairs storage cupboard, fireplace with doors to the inner hall way and kitchen. From the inner hall, door to the bathroom with bath and separate shower cubicle, wash hand basin and w.c. Door leading into a large porch with door adjacent leading into the utility. Steps lead down into the kitchen with a range of wall and base units with oak finished work surfaces over, inset sink, induction hob with extractor fan over, space for fridge/freezer and dishwasher, window to rear garden. Off the kitchen is the breakfast

room/garden room with sliding doors overlooking the rear garden and riverside. On the first floor are three bedrooms, bedroom 1 is a double with front aspect and built in wardrobes. Bedroom 2 is a small double room with dual aspect. Bedroom 3 is a single with window to rear and built in wardrobes. Family shower room with shower cubical, wash hand basin, W.C. and window to rear aspect.

OUTSIDE

The property is approached via a five bar gate leading to a drive with parking and access to the two storey garage, with potential to convert to a home office. The remainder of the garden in lawn with mature plants and shrubs. The rear of the property there is a private terrace and deck area with footpaths leading down the bank to the riverside

SERVICES

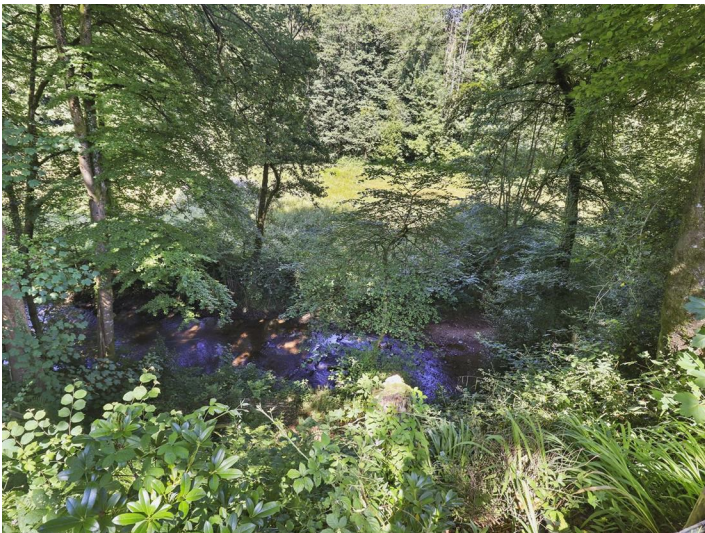
Mains electricity and water. LPG central heating. Septic tank - please ask for further details. Solar panels. This property has the benefit of ultrafast broadband (Ofcom), Mobile coverage limited inside with O2, Three, EE & Vodafone and likely outside with O2, Three, EE & Vodafone. (Ofcom).

VIEWINGS

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

DIRECTIONS

From Wiveliscombe take B3227 towards Bampton. Follow this road for approx. 3 miles into the village of Waterrow and just go over the bridge and bear left around the corner and 1 Tone View will be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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