

for sale

£365,000



Lee Park West Buckland Wellington TA21 9PX

Standing proudly in the popular village of WEST BUCKLAND, this FOUR-BEDROOM DETACHED family home offers generous living space with excellent scope for modernisation. Offered to the market with NO ONWARD CHAIN and further benefits from a GARAGE and DRIVEWAY. Viewing is highly recommended!



Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

# Lee Park West Buckland Wellington TA21 9PX

## Front Door

Leading to...

## Entrance Hall

welcoming hallway with stairs rising to the first floor, a radiator, and a useful under-stairs cupboard. Doors leading into...

## Lounge

14' 6" x 10' 11" ( 4.42m x 3.33m )

A bright, well-proportioned lounge with a wide front bay window, a radiator and a full-height mirror to one wall enhances the sense of space. An opening links through to the dining room, creating a natural flow.

## Dining Room

9' 9" x 9' 11" ( 2.97m x 3.02m )

Comfortable family dining space with sliding patio door opening onto the rear garden, ideal for indoor-outdoor living. Finished with a radiator.

## Kitchen

9' 10" x 10' 10" ( 3.00m x 3.30m )

Well-proportioned, U-shaped kitchen fitted with a comprehensive range of wood-effect wall and base units paired with generous worktops and tiled splashbacks. A 1.5 bowl sink sits beneath a wide window with pleasant garden outlooks. Appliances include an integrated oven with four-ring gas hob, with space and plumbing for further freestanding appliances. Practical peninsular work surface, ample power points and a radiator. Door through to the adjoining utility room.



## Utility Room

Practical utility with a worktop, tiled splashbacks and a base cupboard, providing space and plumbing for a washing machine (and room for a further appliance). Features a uPVC glazed door opening to the rear garden and a side window for natural light. The wall-mounted gas boiler is housed here for easy servicing, with ample power points. Ideal for laundry and everyday chores.

## Cloakroom

Convenient ground-floor WC fitted with a close-coupled toilet and wall-mounted wash hand basin with tiled splashback. An obscure-glazed window provides natural light and privacy, with a radiator for comfort.

## First Floor Landing

A spacious landing providing access to the loft and a useful airing cupboard. Doors leading into...

## Bedroom One

12' 8" x 10' 9" ( 3.86m x 3.28m )

A generous double bedroom featuring a wide bay window framing rural/field views. Well equipped with a fitted wardrobe (including mirrored doors) and radiator.

## En Suite

A practical suite featuring a glazed, thermostatic shower enclosure, a wall-mounted basin with tiled splashback and vanity storage, and a back-to-wall WC set beneath an obscure-glazed window, with a radiator for comfort.

## Bedroom Two

8' 8" x 12' 8" ( 2.64m x 3.86m )

A generous double bedroom with a wide uPVC window enjoying a pleasant green outlook. Finished with neutral décor, fitted carpet and a radiator beneath the window. The room benefits

from an integrated wardrobe.

## Bedroom Three

11' x 9' ( 3.35m x 2.74m )

Another good-sized bedroom with a uPVC window providing plenty of natural light, radiator beneath, and fitted carpet. The room benefits from an integrated wardrobe.

## Bedroom Four

9' 3" x 8' 1" ( 2.82m x 2.46m )

A versatile bedroom with a wide uPVC window enjoying a pleasant rear outlook, radiator beneath and fitted carpet. Ideal as a single bedroom, nursery or home office.

## Bathroom

Fitted with a panelled bath with traditional mixer taps and handheld shower attachment, pedestal wash hand basin and close-coupled WC. An obscure uPVC window provides natural light with privacy, complemented by tiled splashbacks and a radiator.

## Outside

### Front Garden

Attractive frontage with a shaped lawn and mature shrubs/hedging that provide colour and privacy. A paved path leads to the covered entrance porch, while a generous tarmac driveway offers off-road parking for multiple vehicles and gives direct access to the attached garage with an up-and-over door.

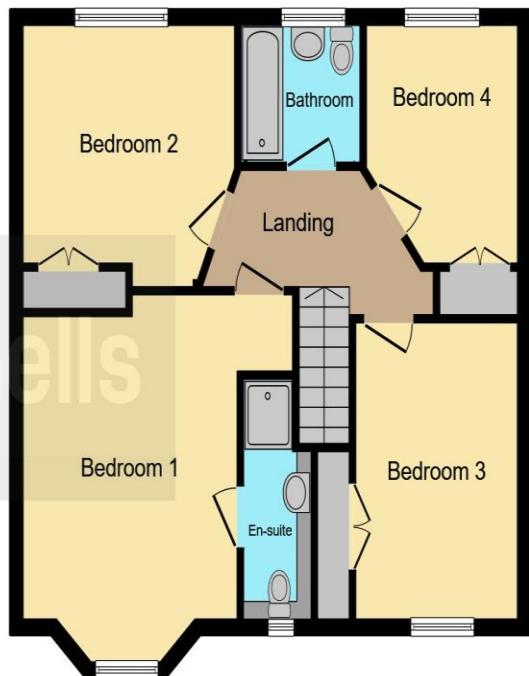
### Back Garden

A fully enclosed, family-friendly garden with a broad paved area ideal for outdoor dining and entertaining, leading to a level lawn bordered by mature shrubs and planting. Screened by panel fencing and hedging for privacy, with convenient access from the utility room and side gate. Low-maintenance and ready to





**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN313257 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: E

**view this property online [connells.co.uk/Property/TTN313257](http://connells.co.uk/Property/TTN313257)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)