



Honeysuckle Lodge



Wellington 3.5 miles | M5 (J26) 5.6 miles

A refurbished detached bungalow in a village location with rural views.

- Refurbished Detached Bungalow
- Two Bedrooms
- Sitting Room
- Conservatory
- Kitchen
- Utility Room
- Gardens
- Driveway & Garage
- Freehold
- Council Tax Band E

Guide Price £450,000



SITUATION

Holywell Lake is an attractive and sought-after village located approximately 3.5 miles from Wellington, which provides a good range of everyday shopping amenities. The M5 motorway is easily accessible via Junction 26 on the edge of the town. Taunton, the County Town, lies around 12 miles from the property and offers extensive shopping, recreational and educational facilities, along with a mainline railway station providing services to London Paddington.

DESCRIPTION

A spacious refurbished attractive detached bungalow positioned on the edge of the village with rural views, set within a delightful plot featuring gardens to both the front and rear. The accommodation includes two bedrooms, one with an en-suite. Along with a sitting room, conservatory, kitchen, utility room, and a family bathroom. Outside are established gardens to front and rear, garage and parking.

ACCOMMODATION

The front door opens into a well proportioned entrance hall that provides access to all rooms. The sitting room is a spacious, dual-aspect room with front-facing views, featuring a fireplace with a log burner and double doors leading into the conservatory. The conservatory overlooks the garden and has a part-glazed door to the outside, as well as access to the rear lobby. The rear lobby leads into the utility room, which is fitted with base units and worktop over, and also provides access to a cloakroom with a low-level WC and sink unit, a boiler cupboard, and an internal door to the garage. The kitchen, reached from both the entrance hall and the conservatory, is fitted with a range of wall and base units with work surfaces over. Integrated appliances include a fridge-freezer, dishwasher, eye-level oven and microwave,

hob, and extractor fan. A one-and-a-half bowl stainless steel sink with drainer is also provided. Bedroom 1 features a rear double-glazed window and an en-suite shower room comprising a hand wash basin, large shower cubicle, and WC. Bedroom 2 is a double bedroom with a double-glazed window offering views to the front. The family bathroom is fitted with a walk in shower, WC, and wash hand basin.

OUTSIDE

To the front of the property, there is a driveway offering parking for several vehicles, along with access to the garage via an electric roller-shutter door and area lawn. The rear garden, accessible through a side gate, is an attractive and well-designed space featuring a large patio ideal for outdoor entertaining, steps leading up to the lawn. Additional features include a garden shed, log shed and outside taps.

SERVICES

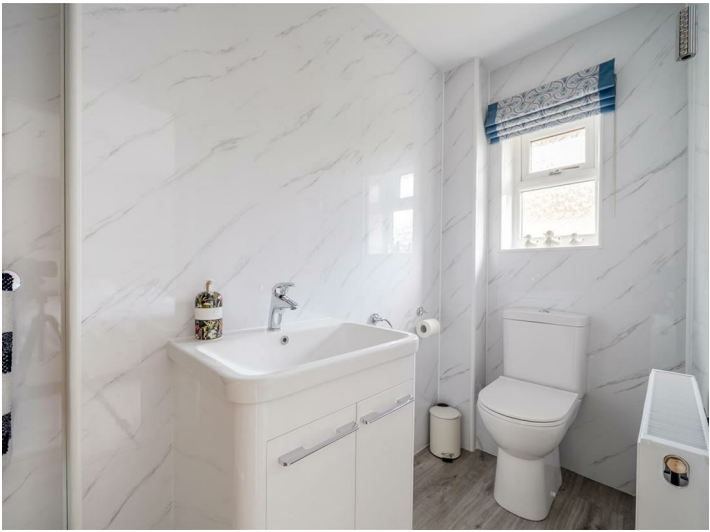
Mains drainage, electricity and water. Mobile coverage is variable outdoor with EE and Three and good outdoor with O2 and Vodafone (Ofcom). This property has the benefit from ultrafast broadband (Ofcom).

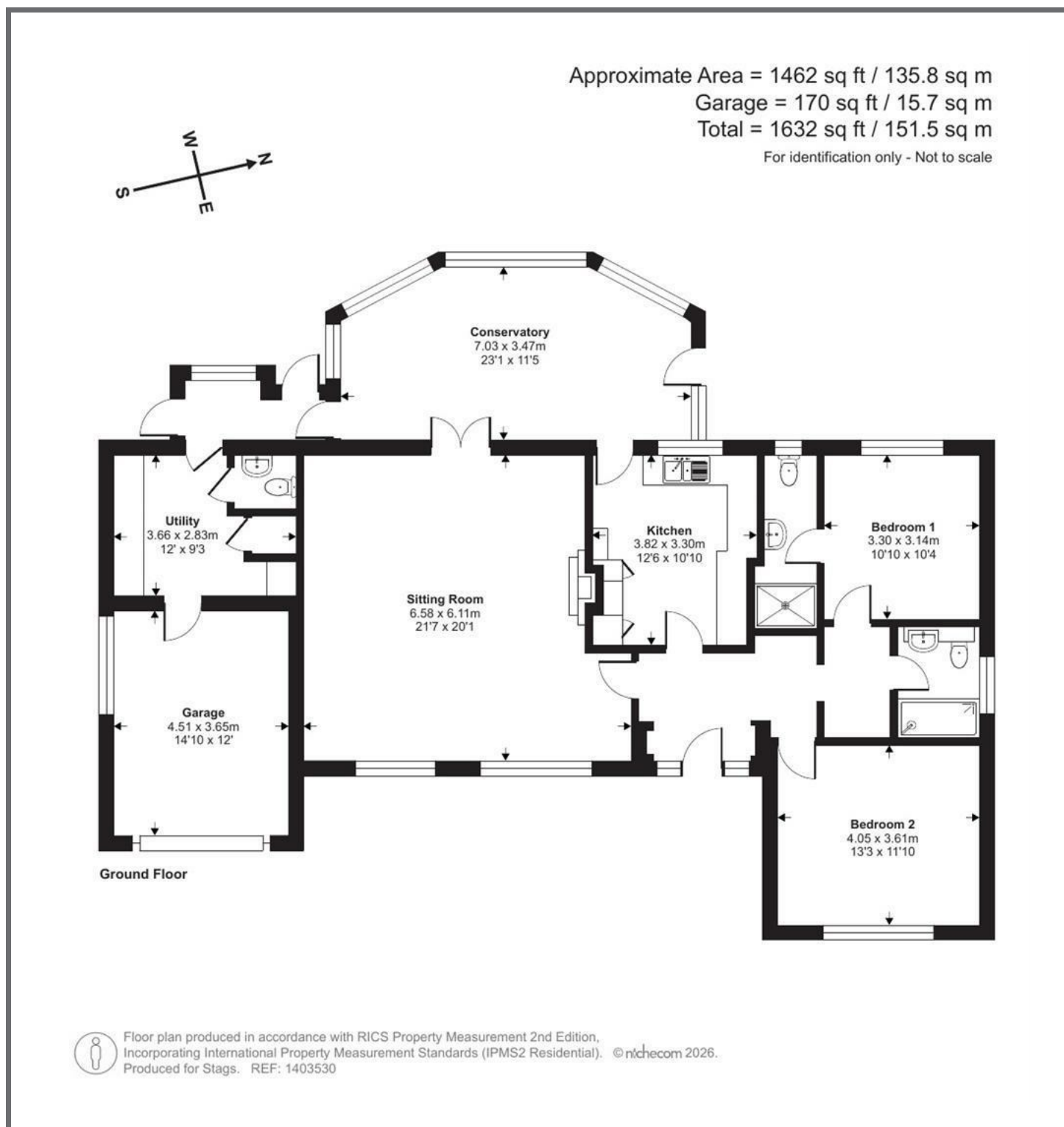
VIEWINGS

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

DIRECTIONS

From Wellington head in a westerly direction along the A38 and after approximately 2.5 miles turn right opposite The Beambridge Inn signposted Holywell Lake. At the crossroads turn right, continue down into the village and the property is the first on the left hand side.





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	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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