



LOCATION: Budgetts is close to all amenities to include popular primary school, church and a public house. A wider range of amenities can be found in Wellington which is approximately 3 miles distant with a good range of both independently shops and larger national stores such as the well renowned Waitrose. The county town of Taunton is approximately 4 miles distant with the M5 motorway accessible at Junction 26 which is just outside West Buckland.

DIRECTIONS: From Wellington town centre proceed in the Taunton direction and at the Chelston roundabout bear left on the A38 towards Taunton for approximately 2 miles, at the “Worlds End” public house turn right at the sign West Buckland. Carry on through the village and over the motorway bridge following the road around to the right. Continue along this road where the property will be seen on the left hand side.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.
Services: Mains electricity, mains water, private sewerage treatment plant, electric heating, multi fuel burner, telephone
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.
Property Location: w3w.co///indoors.solid.confronts

Council Tax Band: B

Construction: Part brick and part block with rendered outer leaf under a tiled roof
Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 39 Mbps download and 7 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely
 We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

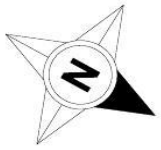
‘8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer’s progress in achieving the funds required and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Budgetts, West Buckland, Wellington, TA21

Approximate Area = 1113 sq ft / 103.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1333815

Located on the outskirts of the popular village of West Buckland at the foot of the Blackdown Hills, an Area of Outstanding Natural Beauty, 7 Budgetts is perfectly placed to benefit from good access to Wellington, Taunton and the M5 whilst being surrounded by open countryside and forming part of a small group of properties. The house has been extended by the current owner and seamlessly blends character features with modern fixtures and fittings.

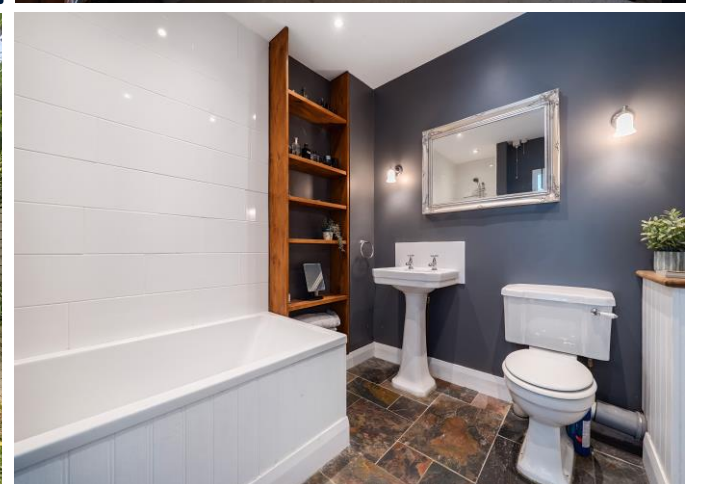
The accommodation briefly comprises; front door opens directly into the spacious kitchen/dining room which is fitted with a range of units with solid wood worktops, double Belfast sink, integrated washing machine and fridge alongside an electric AGA. There is ample space for a family size dining table and chairs, with a multi-fuel burner providing a welcoming focal point.

Double doors open into the sitting room which has been fitted with oak flooring and, in turn, leads straight through into the rear garden; creating the perfect entertaining space, particularly in the warmer months. Adjoining the sitting room is a useful utility with plumbing for a washing machine and a separate cloakroom with WC and hand wash basin.

To the first floor there are two double bedrooms alongside a single bedroom, all of which are serviced by the family bathroom which is fitted with a three piece white suite with a shower over the bath.

Externally, the property is set back from the road with driveway parking for 2/3 vehicles. The main garden lies to the rear of the house and is predominantly laid to lawn with decking, mature shrub borders, fruit trees and raised beds.

As is common with terraced properties of this era, number 7 has a right of way to the rear across number 6. To the front of the property, there is a historic pedestrian right of way for number 8 across number 7 and for number 7 across number 6.



- Beautifully presented three bedroom terraced family home
- Extended accommodation
- Generous garden with countryside views
- Good vehicular access to Wellington, Taunton and the M5
- Off road parking for 2-3 vehicles