STAGS



3 The Barton

3, The Barton, Huish Champflower, Taunton, TA4 2HP







Wiveliscombe 3.5 Miles | Wellington 10.5 Miles

A mid terrace property with gardens, garage and rural views.

- Three Bedrooms
- Kitchen
- Sitting Room
- Dining Room
- Conservatory
- Family Bathroom and Cloakroom
- Gardens and Garage
- No Onward Chain
- Council Tax Band C
- Freehold

Guide Price £275,000

SITUATION
Situated in a charming rural position on the edge of the sought-after village of Huish Champflower, set within the picturesque Brendon Hills and close to the outstanding scenery of Exmoor National Park. The neighbouring village of Langley Marsh lies approximately 1.5 miles away and offers a popular public house, while the thriving small town of Wiveliscombe is just 3.5 miles distant, providing a good range of everyday amenities. Wellington and Junction 26 of the M5 are located around 10.5 miles from the property, with the County Town of Taunton approximately 14 miles away, offering an extensive selection of shopping, leisure and educational facilities, together with a mainline rail link to London Paddington and convenient access to the M5 motorway.

DESCRIPTION
A mid terrace home situated in a village location. The accommodation includes three bedrooms, family bathroom, kitchen, sitting room, dining room, conservatory and cloakroom. Outside, the property benefits from front and rear gardens, along with a separate garage. Offered for sale with no onward chain.

ACCOMMODATION
The front door opens into an entrance hall, which leads to a cloakroom fitted with a WC and hand wash basin. From the hall, a door opens into the sitting room, featuring a fireplace and flowing through to the dining room, where sliding doors provide access to the conservatory. The conservatory benefits from double doors opening onto the rear garden. The kitchen, also accessed from the hallway, is fitted with matching wall and base units with work surfaces over and a sink unit, and it too offers direct access to the rear garden.

On the first floor, the landing serves all rooms. The principal bedroom, complete with a built-in wardrobe, is positioned at the rear of the property alongside bedroom two, while bedroom three is located at the front. The family bathroom includes a bath with shower over, a WC, and a wash basin.

OUTSIDE
A pathway winds through the front garden to the entrance of the property. Additional features include a rear garden with area of lawn and mature plants and shrubs and a separate garage with an up-and-over door.

SERVICES
Mains electric and water. Mobile coverage is good outdoor with Three, variable outdoor with Vodafone and poor to none outdoor with EE and O2 (Ofcom). The property benefits from ultrafast broadband (Ofcom). This property has a high yearly chance of flooding (Gov website).

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

DIRECTIONS
From Taunton head west on the B3227 to Wiveliscombe. On approaching the town turn right into the town centre and right again as signposted to Huish Champflower. Follow this road for about 3 miles through the village of Langley Marsh and having crossed the river at bridge follow the road for a further 500 yards and the entrance to the development can be found on the right hand side.











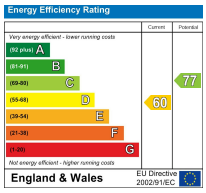
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Approximate Area = 1001 sq ft / 92.9 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1143 sq ft / 106 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1424089

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.



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