STAGS



Manderleigh

Manderleigh, Bagley Green, Wellington, TA21 9QD







Town Centre 1.4 miles | Taunton 9.5 miles | Tiverton 14.4 miles

Three bedroom detached bungalow located on the outskirts of Wellington town centre.

- Detached Bungalow
- Three Bedrooms
- Kitchen/Diner/Sitting Room
- Sitting Room
- Family Bathroom
- Range of Outbuildings
- Front and Rear Gardens
- 0.45 acres of land
- Council Tax Band D
- Freehold

Guide Price £365,000

SITUATION

Bagley Green is situated just over a mile from Wellington town centre, where an excellent range of shopping, recreational and educational facilities can be found. The M5 motorway is readily accessible within approximately 3 miles of the property, whilst the county town of Taunton lies approximately 8 miles away, offering a more extensive range of amenities together with a mainline railway station providing regular services to London Paddington.

DESCRIPTION

A three-bedroom detached Woolaway bungalow situated on the outskirts of Wellington. The accommodation comprises a kitchen/diner/sitting room, sitting room, three bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens, together with a range of useful outbuildings, garages and workshops.

ACCOMMODATION

The front door opens into a porch, which leads into the kitchen/dining/sitting room. The kitchen is fitted with a range of matching wall and base units with work surfaces over, incorporating a sink unit and space for an oven. A useful storage cupboard provides additional storage. From the kitchen, an inner hallway provides access to the side entrance of the property and leads through to the double-aspect sitting room, which enjoys an attractive fireplace as its focal point. A separate hallway provides access to all three bedrooms and the family bathroom, which is fitted with a WC, wash hand basin and bath with shower over.

OUTSIDE

Externally, the property is approached via a driveway providing easy access from the road and leading to the grounds, where there is a range of garages and workshops. To the front, a generous area of garden is laid predominantly to lawn. To the rear, the bungalow enjoys a delightful south-westerly facing garden, comprising a good-sized lawn bordered by a variety of mature shrubs and planting, creating an attractive outdoor space.

SERVICES

Mains drainage, electricity and water. Oil fired heating. Mobile coverage is good outdoor with EE and Three and good outdoor, variable in-home with O2 and Vodafone (Ofcom). This property has the benefit of superfast broadband (Ofcom).

AGENTS NOTE

The bungalow is of non standard Woolaway prefabricated construction. Please note that the property is registered under three separate titles. There is also a restrictive covenant affecting part of the land, agreed between the developer and the vendor, which prevents any further development or construction of buildings on that area.

VIEWINGS

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

DIRECTIONS

From our Wellington office continue onto Fore Street and proceed through Mantle Street and on to Rockwell Green. At the traffic lights continue straight over, and take the next left onto Bagley Road, continue along for 0.25 mile and the property is on the right hand side.



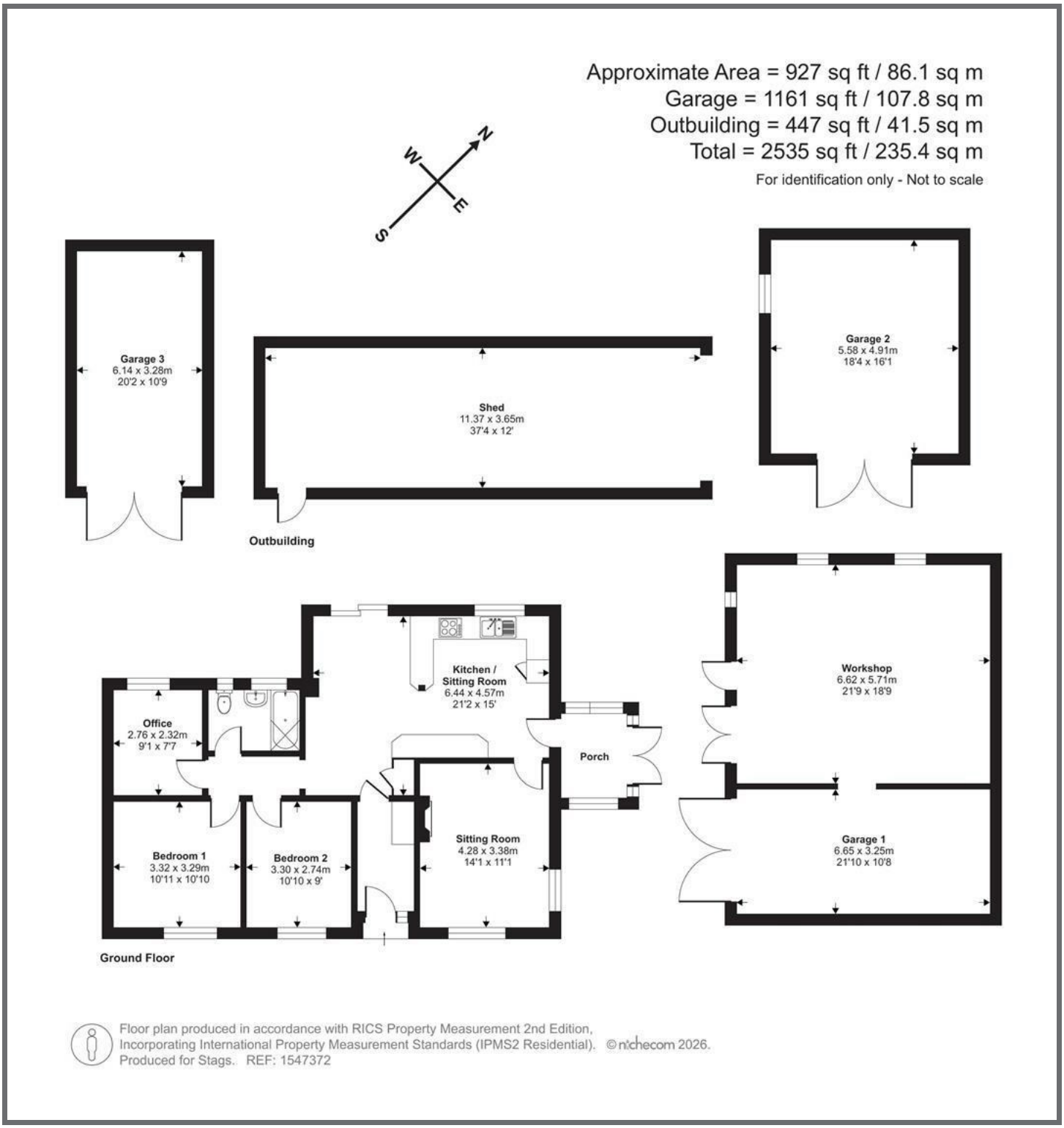






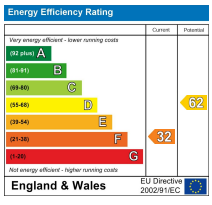


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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried 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.

STAGS



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