



1 Hillview

1 Hillview, Whiteball, Wellington, Somerset, TA21 0LY



Wellington 4 miles / Taunton 11 miles / M5 (j26) 6 miles

A semi detached three bedroom property with garage, parking and garden.

- Three Bedrooms
- Kitchen / Dining Room
- Living Room
- Further Kitchen / Utility
- Downstairs Family Bathroom
- Garage & Outbuilding
- Rear Garden
- Council Tax Band C
- Freehold

Offers In Excess Of
£325,000



SITUATION

Located close to the Somerset/Devon border and within 5 miles of the M5 at junction 27 and Tiverton Parkway railway station, providing a mainline rail link into London Paddington. Wellington is within 4 miles where an excellent range of shopping, recreational and scholastic facilities can be found. The County town of Taunton is within 11 miles of the property and the University City of Exeter 25 miles.

DESCRIPTION

A semi detached three bedroom property in a rural yet accessible location. Accommodation comprising a living room, kitchen, dining room, utility and family bathroom on the ground floor. On the first floor are 3 bedrooms. Outside are gardens with outbuilding, garage and parking.

ACCOMMODATION

Front door into the entrance hall, with stairs rising to the first floor. Door to the spacious sitting room with feature fireplace and window overlooking the garden. Kitchen/dining room with a range of wall and base units with tile work surfaces over, one and half bowl sink unit with drainer, oil fired Aga, understairs storage cupboard and window. Utility/ 2nd kitchen with a range of units, space for cooker, fridge/freezer, space and plumbing for washing machine. Family bathroom with bath, wash hand basin and w.c. To the first floor there are three bedrooms, two of which are doubles. Bedroom one with built in wardrobes and window overlooking garden. Bedroom two with built in wardrobe, wash hand basin and window. The third bedroom is a single with window to front aspect.

OUTSIDE

Metal gate opens into the graveled parking area with parking for several cars and single garage. The garden wraps around to the front of the property and is mainly laid to lawn with an array of plants and shrubs, a concrete seating area and path to a pedestrian gate. The garden also benefits from a greenhouse.

SERVICES

Mains electricity and water. Septic tank - untested. This property has the benefit of standard broadband(Ofcom). Mobile coverage limited inside with EE, Three, O2, Vodafone & likely outside with EE, Three, O2, and Vodafone (Ofcom).

VIEWINGS

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

DIRECTIONS

From Wellington, head away from the town through Rockwell Green and onto the A38 towards Tiverton. Continue along this road for approximately 2 miles and turn right towards Greenham and Holcombe Rogus. The property can be found after a short distance on the left hand side identified by a Stags for sale board.



Approximate Gross Internal Area = 102.4 sq m / 1103 sq ft
 Outbuilding = 7.7 sq m / 83 sq ft
 Garage = 12.1 sq m / 131 sq ft
 Total = 122.2 sq m / 1317 sq ft

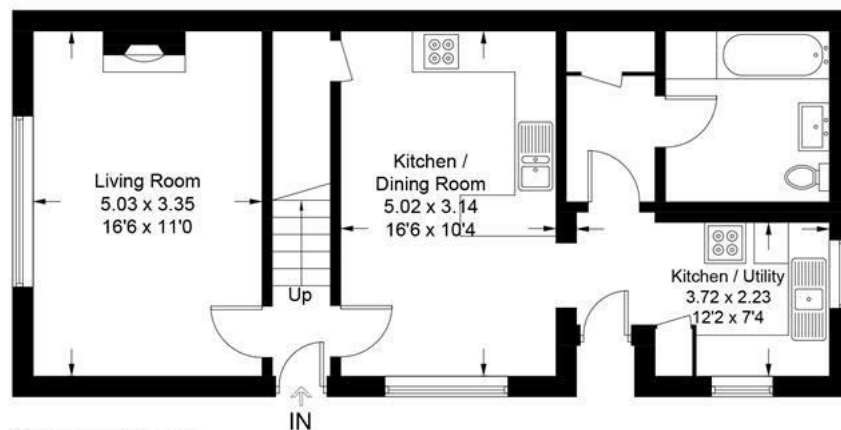
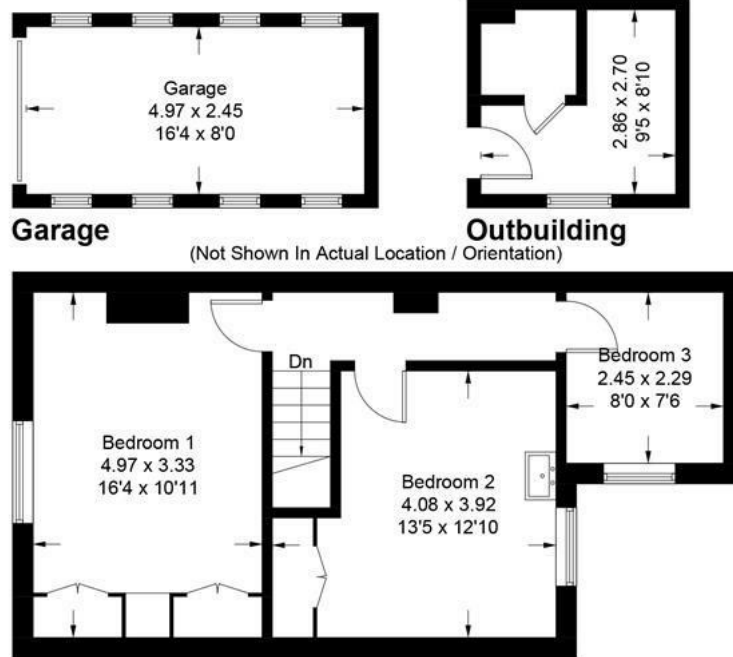


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1189041)

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	61	76
(49-54) E		
(41-48) F		
(35-39) G		
Net energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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