



1 Blackdown View

1, Blackdown View, Nynhehead, Wellington, Somerset TA21 0JZ



Wellington 2.2 miles | Taunton 7.3 miles

A detached three-bedroom family home situated in a sought-after village location.

- Detached property
- Three bedrooms
- Kitchen/diner
- Sitting room
- Family bathroom & En-suite
- Front & rear garden
- Garage & Off road parking
- No onward chain
- Council Tax Band D
- Freehold

Guide Price £325,000

SITUATION

Situated approximately two miles from the centre of Wellington, the property enjoys easy access to an excellent range of amenities, including independent shops, supermarkets, sports and leisure facilities, and a selection of both primary and secondary schools. The location is particularly convenient for commuters, with Junction 26 of the M5 motorway close by and Taunton's mainline railway station providing direct links to London. The surrounding area offers an abundance of countryside walks, public footpaths and bridleways, while the Blackdown, Brendon and Quantock Hills are all within easy reach, providing superb opportunities for outdoor recreation.

DESCRIPTION

A well-presented three-bedroom home situated in a popular village location, approximately two miles from the centre of Wellington. The accommodation comprises a kitchen/dining room, sitting room, three bedrooms, including a principal bedroom with en suite shower room, and a family bathroom. Externally, the property benefits from a generous wrap-around garden, garage and off-road parking. Offered to the market with no onward chain.

ACCOMMODATION

The front door opens into a entrance hall, providing access to the kitchen/dining room, sitting room and staircase rising to the first floor. The kitchen/dining room is fitted with a range of wall and base units with work surfaces over, incorporating a sink unit, with space for a washing machine, dishwasher and cooker. Situated to the rear of the property, the sitting room enjoys views over the garden and benefits from useful understairs storage, a feature fireplace and sliding doors opening onto the rear patio and garden.

On the first floor, the principal bedroom overlooks the rear garden and benefits from built-in wardrobes and an en suite shower room fitted with a shower enclosure, WC and wash hand basin. Bedrooms two and three are both double rooms positioned at the front of the property, with one housing the airing cupboard. Completing the accommodation is the family bathroom, accessed from the landing, which also provides access to the loft. The bathroom is fitted with a bath, WC and wash hand basin.

OUTSIDE

The property enjoys a generous lawned garden, complemented by a variety of mature shrubs and a small patio area, ideal for outdoor seating and entertaining. A garage, benefiting from light and power, provides both pedestrian access and an up-and-over door. In addition, the property has off-road parking.

SERVICES

Mains electric, water and drainage. Mobile coverage is good outdoor with EE, Three and Vodafone and variable outdoor with O2 (Ofcom). This property has standard broadband availability (Ofcom).

VIEWINGS

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

DIRECTIONS

From Junction 26 of the M5 motorway head towards Wellington and at the roundabout with the A38 take the second exit signposted Wellington. After approximately half a mile at the next roundabout turn right signposted Nynhehead. Follow this road to the T-junction and turn right towards Nynhehead. Continue for a further half a mile before turning right into Blackdown View. The property will be found immediately on the left-hand side.

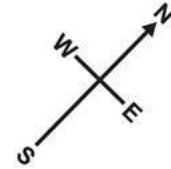
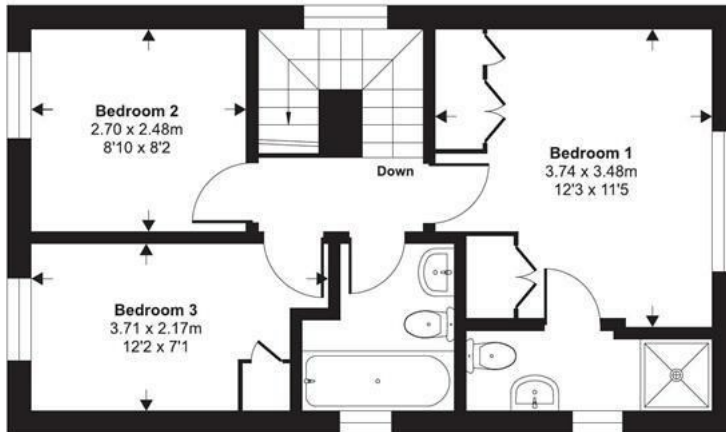


Approximate Area = 882 sq ft / 81.9 sq m

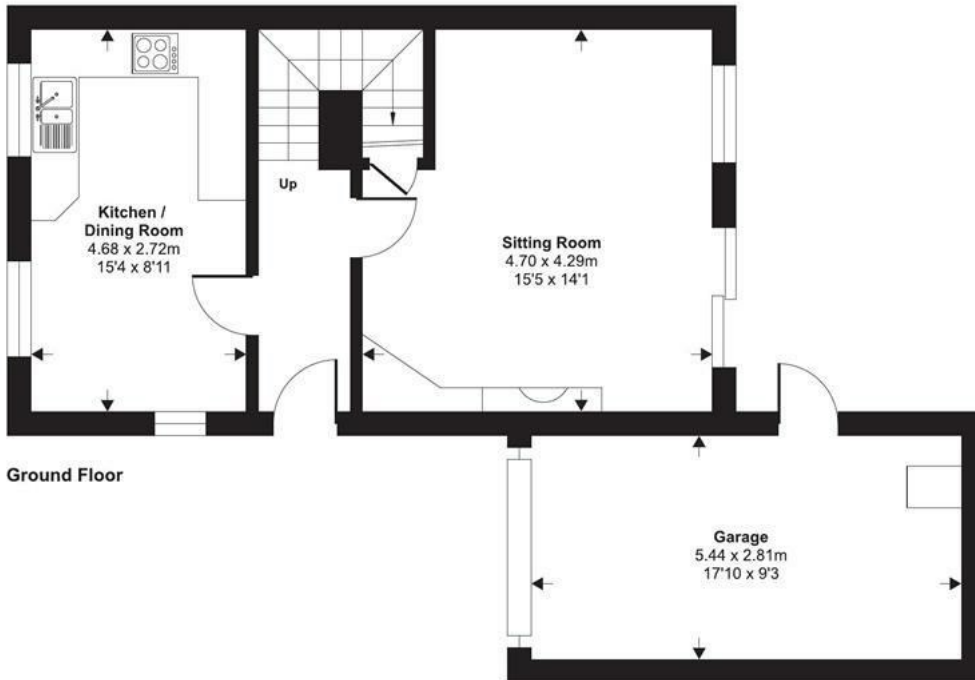
Garage = 163 sq ft / 15.1 sq m

Total = 1045 sq ft / 97 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1523832

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk



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