



00 Rectory Road, Wellington, TA21 0LQ Offers in excess of £260,000

** SEMI RURAL IDYLLIC LOCATION **

Set in the heart of the Somerset countryside in the small hamlet village of Ashbrittle lies this spacious bungalow. This pretty location is surrounded by stunning leafy areas and is located approx. 9 miles west of the town of Taunton which provides plenty of local shops, supermarkets, schools, bars and leisure facilities. The area is popular for those looking for the quieter life yet with access to areas near by to enjoy.

This home which has had some improvements made by the current owners offers great space and along with a the stunning gardens that belong to this home the accommodation has beautiful views towards Wellington monument.

The accommodation on offer briefly consists: A spacious welcoming hallway with doors that lead to the lounge/diner with central fireplace, a kitchen which is fitted with base and wall units along with preparation surfaces which in turn leads to an office/utility room and access to the garden. Two bedrooms and the house bathroom complete the ground floor living space. Stairs then lead to space in the attic which has been converted into bedroom space.

The garden is a primary feature of this home. With plenty of areas of lawn, mature shrubs and trees along with a stand alone garden room at the end of the garden.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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