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South View



Wellington 3.1 miles / M5 (J26) 5.1 miles /  
Taunton 8.9 miles

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## A 4 bedroom detached cottage with gardens and double garage.

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- Four bedrooms
- Master En Suite & Family Bathroom
- Kitchen
- Dining Room
- Sitting Room
- Conservatory
- Double Garage & Driveway
- Rear Garden & Wood Shed
- Council Tax Band F
- Freehold

Guide Price £475,000



### SITUATION

Situated in the village of Sampford Moor with its popular public house. The hamlet is a short drive from the town of Wellington where an excellent range of shopping, recreational and scholastic facilities can be found. The M5 motorway is readily accessible within 3 miles of the property and Tiverton Parkway Station is within easy reach, just a 15 minute drive from the property. The County Town of Taunton is within 9 miles where an even greater selection of facilities can be found together with another main line rail link to London Paddington.

### DESCRIPTION

South View comprises of a spacious entrance hall, cloakroom, dining room, kitchen, large sitting room and conservatory. First floor provides 4 bedrooms, master en suite shower room and family bathroom. To the outside is a double garage and parking, to the rear is an established low maintenance garden.

### ACCOMMODATION

Front door into the entrance hall with door to cloakroom with w.c and wash hand basin. Stairs rising to the first floor with under stairs storage cupboards and door into the dining room with window looking out onto the rear garden. An archway opens into the kitchen with a range of matching wall and base units, space and plumbing for both washing machine and dishwasher, two integrated ovens one with induction hob and extractor fan over, space for fridge/freezer, tiled splashbacks, there is also a window and door to the rear garden. From the entrance hall are steps leading down into the spacious sitting room, two windows to side aspect, inglenook fireplace with log burner and door into the conservatory with double doors to the patio area.

First floor landing with steps leading up to

bedroom 1 and 2 with storage cupboard. Bedroom 1 with window to side aspect, built in wardrobes and ensuite shower room with wash hand basin, w.c. Bedroom 2 is a double with window to side aspect. From the landing further steps lead up towards bedroom 3 with window to rear aspect, built in wardrobes and vanity unit with sink. A further bedroom, currently used as an office with built in storage cupboards, and window to front aspect. Family bathroom with bath, separate shower cubicle, wash hand basin with built in vanity unit, w.c, bidet and towel rail. On the landing is a further airing cupboard.

### OUTSIDE

To the front of the property is parking for several vehicles and established flower beds. Stone archway from the driveway to the rear garden and a double garage with door and window. To the enclosed rear garden is a patio area with steps leading up to a graveled area with greenhouse and wood shed.

### SERVICES

Mains electricity and water. Septic tank - shared - untested. Solar panels generating approximately £1200 a year and further panels for hot water. Oil heating. This property has the benefit of superfast broadband(Ofcom). Mobile coverage likely inside with EE, Three, limited iside with O2, Vodafone & likely outside with EE, Three, O2, and Vodafone (Ofcom).

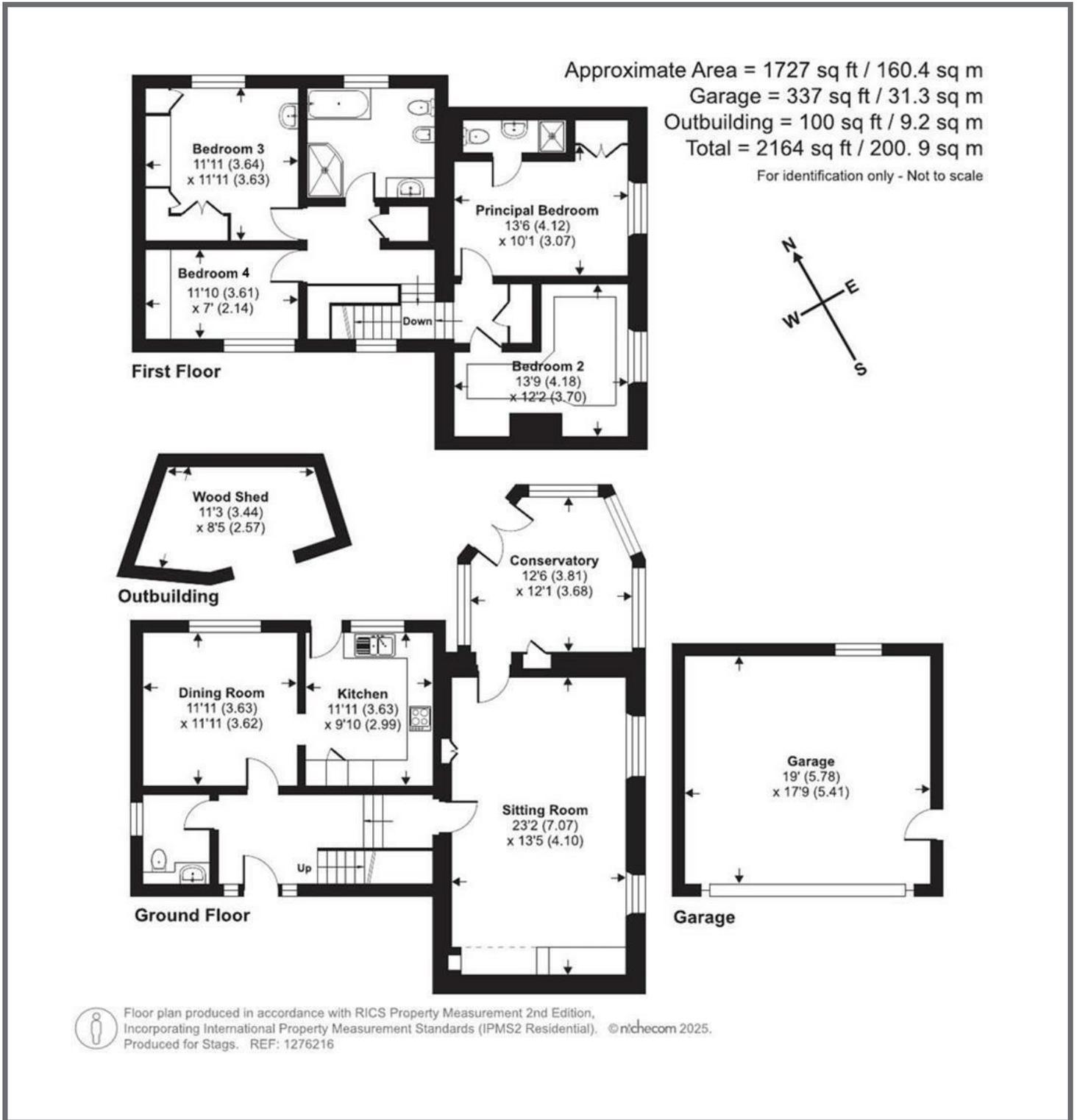
### VIEWINGS

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

### DIRECTIONS

From Wellington town centre head towards Rockwell Green passing over the traffic lights. At the mini roundabout turn left onto the A38 and right at the Buildbase junction. Follow along the road into the village and just before the Red Post Box the property will be found on the left hand side.





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		Current	Potential
92-100	A		
81-91	B		
69-80	C		69
55-68	D		
39-54	E	46	
21-38	F		
1-20	G		
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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