



45 Twitchen



Wellington 5 miles / Taunton 12 miles /
Exeter 22 miles / M5 (J27) 6 miles

A superior individually designed 2 bedroom detached property with lovely gardens backing onto fields.

- Individual Design
- 2 Bedrooms
- Kitchen/Dining Room
- Integrated Appliances
- En-suite and Family Bathroom
- Wrap Around Garden with Views
- Off Road Parking

Guide Price £349,950



SITUATION

45 Twitchen is situated in this sought-after village which lies close to the Somerset/Devon border. The village offers a good range of facilities including public house, primary school, garage, village hall and church and is close to some lovely canal walks. The market towns of Wellington and Tiverton are equidistant and offer a wide range of shopping and recreational facilities whilst the larger town of Taunton and the Cathedral City of Exeter offer more leading department stores, sixth form colleges and Exeter University. The M5 is readily accessible at junction 27. There are regular rail services to London Paddington from Tiverton Parkway whilst Exeter and Bristol international airports provide a number of domestic and international flights. The area affords exceptional schooling for all ages with a fine village school which feeds directly into Uffculme School which has an excellent reputation. For independent schools Wellington School and Blundells are within easy reach.

DESCRIPTION

A superior quality individually designed detached property with sitting room, kitchen/dining room, 2 bedrooms, one with en-suite, a family bathroom and downstairs cloakroom with underfloor heating to the ground floor with the benefit of gardens backing onto fields and parking for 4 cars.

ACCOMMODATION

On through the front door, the hallway has access to all rooms with stairs rising to the first floor with an under stairs storage cupboard and a cloakroom with low level WC and wash hand basin. Sitting room is a dual aspect room with French doors to garden. Bespoke kitchen/dining room is a dual aspect room to include integrated NEFF appliances including fridge/freezer, dishwasher, oven, induction hob and washing machine with views to the fields and French doors leading from the dining end to the garden. Bedroom 1 is a dual aspect room on the ground floor, through to the en-suite with window to the front. To the first floor is a galleried landing leading to bedroom 2 with Velux window and a further window to the gable end and a family bathroom with quality fittings.

Under floor heating throughout the ground floor via Air Source heating.

OUTSIDE

The garden wraps around the property and is landscaped with an area of patio ideal for entertaining and views across the fields. There is ample off road parking to the side of the property.

SERVICES

Mains drainage, water and electricity. Air source heating.

This specification may be subject to change. Similarly, the CGI images are, promoted in good faith, for indicative purposes only and should not be assumed to be entirely representative of the finished build.

VIEWINGS

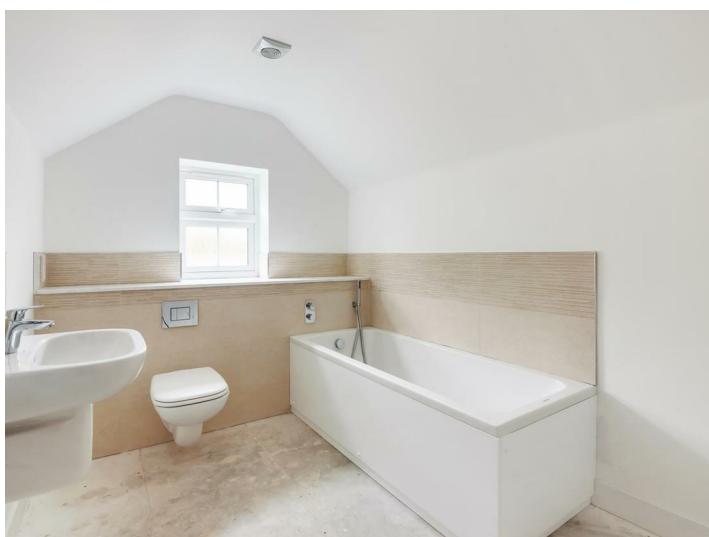
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From J27 of the M5 proceed towards Wellington along the A38 Take the turning left at the top of Whiteball Hill towards Holcombe Rogus, Ashbrittle and Greenham (Westleigh Quarry). After approx 1/2 mile turn left to Holcombe Rogus. Follow the signs to Holcombe Rogus. Turn left into Frog Lane and left again into South Street continue along this lane where 45 Twitchen will be found on the right hand side.

AGENTS NOTE

The selling agents give notice under the Estate Agency Act that the vendor of this property is connected to an employee of Stags.

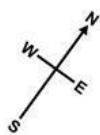


Approximate Area = 923 sq ft / 85.7 sq m (excludes void)

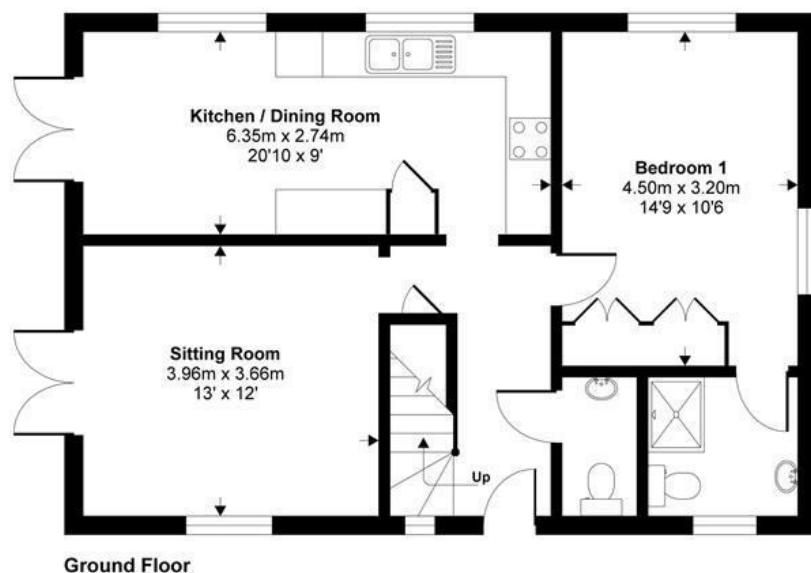
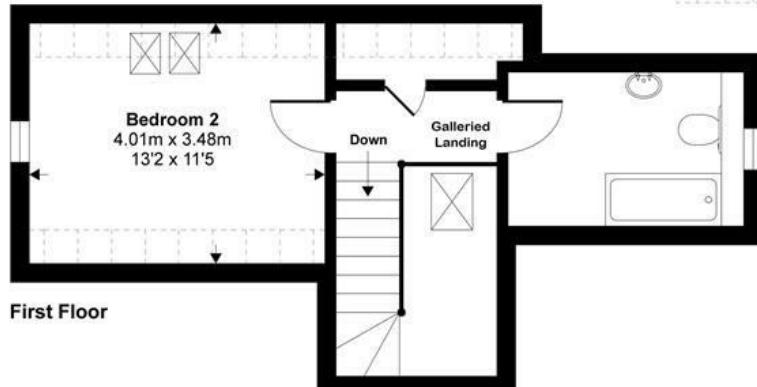
Limited Use Area(s) = 54 sq ft / 5 sq m

Total = 977 sq ft / 90.7 sq m

For identification only - Not to scale



Denotes restricted head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2021.

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These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(70-79)	C		
(59-69)	D		
(39-58)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2010/31/EU	

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