



**Prydilla , Wellington, TA21 9QW**  
Asking Price £549,950

*Presenting an exquisite detached bungalow nestled in the charming village of Sampford Arundel. This remarkable property boasts three beautifully appointed bedrooms, a contemporary kitchen diner, and a generously sized lounge, perfect for relaxation. The standout feature is the breath-taking rear garden, offering stunning views that enhance the tranquil setting. This home is truly a must-see!*



## Description

As you step through the front door, you are greeted by a spacious entrance hall that seamlessly connects to all the rooms in this charming property.

Bedrooms One and Two are situated at the front of the house, with Bedroom One featuring the added luxury of a dressing area and en-suite bathroom. Both bedrooms are adorned with beautiful bay windows that frame picturesque views of the surrounding fields.

At the back of the hall lies the modern kitchen diner, equipped with sleek grey shaker-style wall and base units complemented by elegant worktops. This inviting space offers ample room for a large dining table, making it perfect for social gatherings and family meals. Adjacent to the kitchen, a utility area provides the convenience of plumbing for a washing machine, as well as space for a tumble dryer and fridge freezer. Expansive patio doors provide direct access to the exquisite rear garden.

A bathroom with a bathtub, shower cubicle, WC, and hand basin is conveniently located nearby for easy access.

On the left side of the hall, you'll find a delightful snug, offering a versatile space complete with a luxurious wood burner. From the snug, a door leads into Bedroom Three, which offers lovely views of the rear garden.

An opening from the snug leads into the fantastic lounge, which is bathed in natural light from its generous windows and patio doors, with a marbled floor with underfloor heating, creating an outstanding living area.

Stepping outside, the rear garden is a true gem, primarily featuring a lush green lawn bordered by mature shrubs. A charming patio seating area awaits, perfect for alfresco dining while enjoying the serene views of the surrounding greenery. Additionally, the spacious summer house provides excellent storage options or could serve as a creative hobby space.

At the front of the property, there is ample driveway parking for multiple vehicles, alongside a convenient single garage.

## Council Tax, Services & Tenure

Council Tax Band - D

Freehold

Mains Electric, Water & Drainage

Oil Heating

Ofcom Mobile Speeds - EE Likely, Three O2 Vodafone - Limited

Ofcom Broadband Speeds - 1000mbps Superfast

## Sampford Arundel

Sampford Arundel, a charming village in Somerset, offers a serene rural lifestyle complimented by essential facilities for its residents. The village features a local pub, which serves as a social hub where visitors can enjoy traditional fare and drinks in a cosy atmosphere. Additionally, Sampford Arundel is surrounded by scenic walking paths and green spaces, perfect for outdoor recreation.

## Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

Whilst every attempt has been made to ensure our sales particulars are 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 clarify the position for you.







