



GIBBINS RICHARDS 

24 Swifts, Langford Budville, Wellington TA21 0RA

£215,000

GIBBINS RICHARDS 

Making home moves happen

An extremely well presented and flexible one bedroom bungalow in a tranquil village location.

Tenure: Freehold / Energy Rating: E / Council Tax Band: A

A very well presented link-detached bungalow located in a rural village to the north of Wellington. The property, amended from its original configuration, now offers an entrance hall, sitting room with dining area, modern kitchen, inner hall / office area, modern bathroom and a double bedroom. There is ample storage space at the property, as well as an easily-accessible loft space. The bungalow has a lovely enclosed rear garden - a real sun trap - which backs onto open fields. There is oil fired central heating and double glazing throughout. This property would suit a number of different buyers due to its flexible interior. Langford Budville is one of the area's most popular villages, due to its close proximity to Wellington town, as well as its village pub, primary school and active village hall community.

BEAUTIFULLY-PRESENTED ONE BEDROOMED BUNGALOW
SOUGHT AFTER VILLAGE LOCATION YET CLOSE TO WELLINGTON TOWN
MODERN KITCHEN, BATHROOM
OIL FIRED CENTRAL HEATING, DOUBLE GLAZING AND WOOD BURNER
PRIVATE AND SUNNY SOUTH WEST FACING REAR GARDEN BACKING ONTO
FIELDS
SITTING ROOM WITH DINING AREA
BEDROOM AND ADDITIONAL REAR HALL / OFFICE AREA
AMPLE STORAGE SPACE THROUGHOUT
POPULAR VILLAGE WITH PUB, VILLAGE HALL, CHURCH AND SCHOOL
TAUNTON DEANE BOROUGH COUNCIL TAX BAND A





Entrance Hall

Sitting Room 15' 0" x 11' 11" (4.57m x 3.63m)
(Including dining area)

Kitchen 9' 2" x 7' 5" (2.79m x 2.26m)

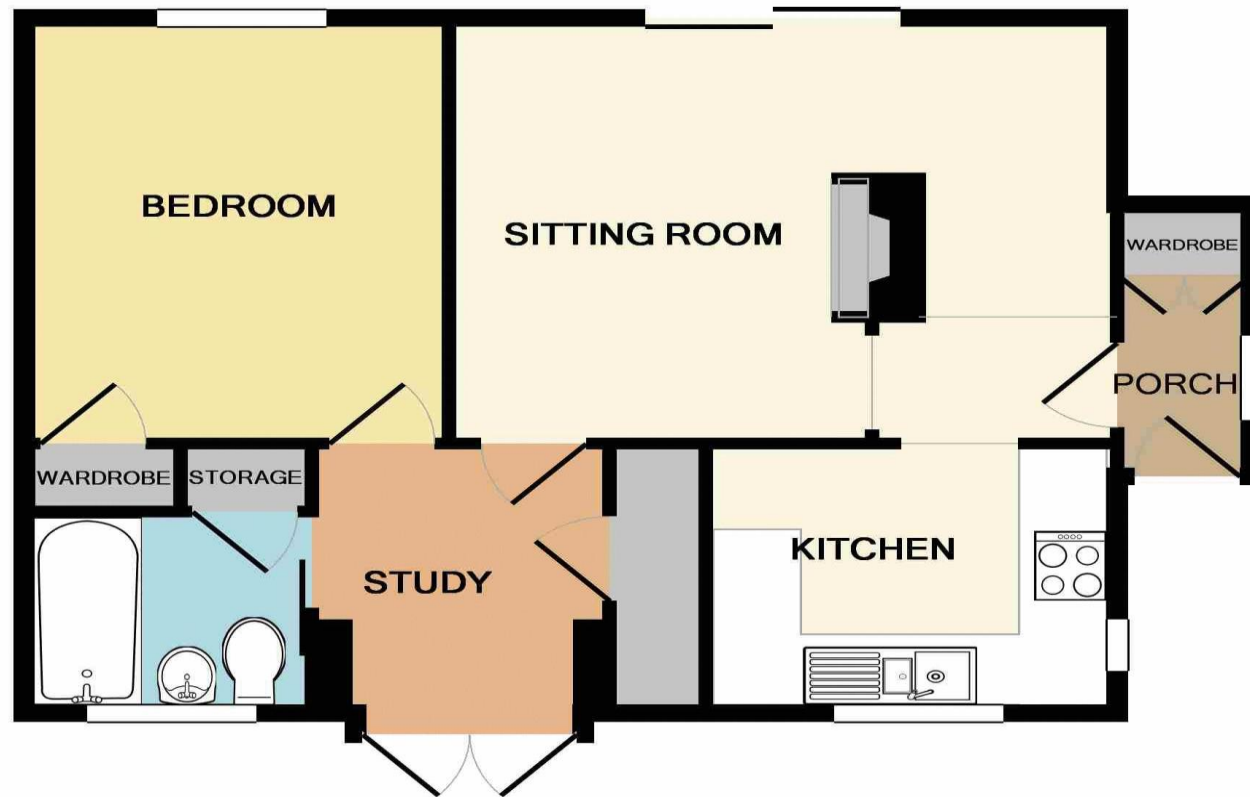
Study / rear hall 8' 10" x 6' 3" (2.69m x 1.90m)

Bathroom 5' 10" x 5' 3" (1.78m x 1.60m)

Bedroom 12' 0" x 9' 6" (3.65m x 2.89m)

Front garden and enclosed rear garden





TOTAL APPROX. FLOOR AREA 500 SQ.FT. (46.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
 We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
 Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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