



2 Valley View



M5 (J27) 5 miles : Wellington 6.5 miles :
Taunton 14 miles

A three bedroom mid terraced property with no onward chain.

- Three Bedrooms
- Family Bathroom
- Kitchen/Breakfast Room
- Cloakroom/Utility
- Sitting Room
- Dining Room
- Front & Rear Garden
- No Onward Chain
- Freehold
- Council Tax Band B

Guide Price £265,000

SITUATION

Valley View is located on the edge of the highly popular village of Culmstock. The village benefits from an excellent primary school which feeds into the highly regarded Uffculme Secondary School. There are a range of day to day facilities including public house/restaurant, church, village stores/café and garage. For a greater selection, the nearby village of Hemyock is within 2.5 miles with its Health Centre and excellent sports facilities including tennis courts and bowling green. The surrounding countryside is full of wonderful footpaths with access up onto Culmstock Beacon. The property is also well placed being within easy access of Junction 27 of the M5 motorway together with Tiverton Parkway railway station alongside providing a main line rail link to London Paddington.

DESCRIPTION

2 Valley View is a mid terraced property located on the edge of the village, providing three bedrooms, a family bathroom on the first floor. On the ground floor is a sitting room, kitchen/breakfast room, dining room and cloakroom/utility. Outside there are gardens to the front and rear. This property is offered for sale with no onward chain.

ACCOMMODATION

Front door to entrance hall with stairs to first floor and door to sitting room. The sitting room is a good size with fireplace and window to front. Kitchen/Breakfast Room with wall and base units with worktops with inset sink unit, space for oven and fridge. Door to rear lobby with door to garden and door to downstairs

WC/utility with low level WC and wash basin. Off the kitchen is the dining room with fireplace and window to front. On the first floor landing there is a window to rear and doors to rooms. Bedroom one has window to front with rural views. Bedroom two also has a window to front with views. Bedroom three has a window to rear overlooking the rear garden. The family bathroom comprises a low level WC, wash basin and panelled bath with shower over.

OUTSIDE

To the rear is a patio area with steps up to the garden which is laid to lawn and greenhouse. The garden to the front of the property is laid to lawn. There is potential, subject to the necessary consents, to create off road parking within the front garden.

SERVICES

Mains electricity, drainage and water. Electric heating. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside & likely outside with EE, O2, Three and Vodafone (Ofcom).

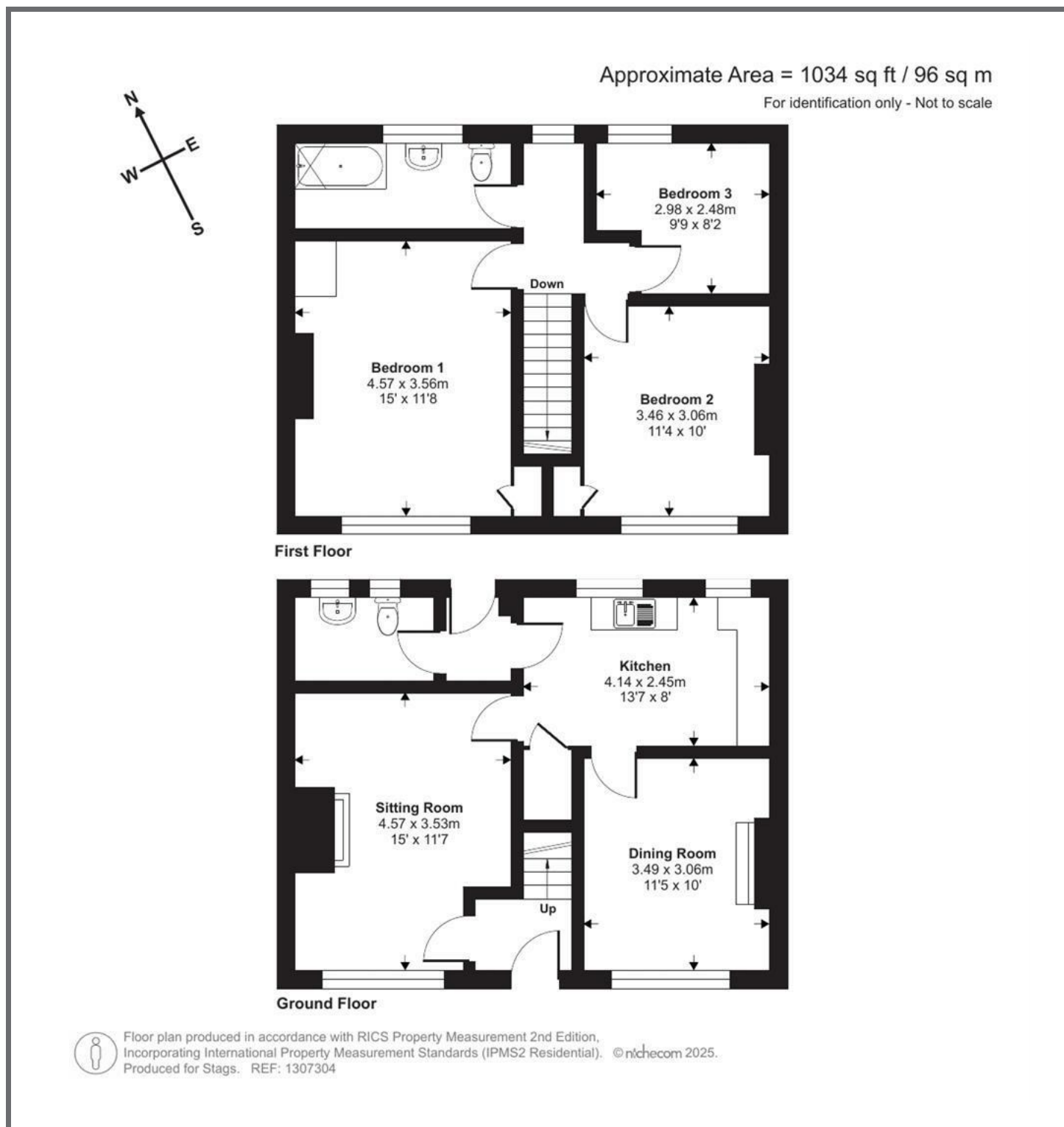
VIEWINGS

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

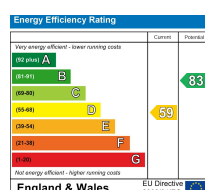
DIRECTIONS

From junction 27 of the M5 motorway take the A38 towards Wellington. Turn right signposted Culmstock and when you enter the village, the property can be found on the left hand side, identified by a Stags for sale board.





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.



7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk