



GIBBINS RICHARDS 
Making home moves happen

2 Coburg Close, West Buckland, Wellington TA21 9NB
£420,000

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A delightful detached bungalow, tucked away in a wonderful position within this peaceful village. The residence offers substantial accommodation across a single level, with spacious & flexible living areas, along with three double bedrooms. Externally there is a hugely attractive plot with gardens to front, rear and side, which despite the generous size is still easy to maintain, whilst to the right a driveway leads to a garage, boasting light & power. An internal viewing is highly advised.

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

The property is situated in West Buckland, a thriving village located just minutes from the town of Wellington. The village features a popular village hall, along with a primary school of high repute. The location is ideal with the easy access to Wellington providing use of all other amenities, including a Waitrose.

A WONDERFUL DETACHED BUNGALOW
SIZEABLE ACCOMMODATION, THREE DOUBLE BEDROOMS
GOOD CONDITON THROUGHOUT
MULTIPLE IMPROVEMENTS MADE BY CURRENT OWNERS
ATTRACTIVE & LOW MAINTENANCE PLOT
DRIVEWAY & GARAGE
HUGELY POPULAR VILLAGE LOCATION, CLOSE TO WELLINGTON
INTERNAL VIEWING HIGHLY ADVISED



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Hallway	With various storage areas
Living Room	16' 5" x 14' 8" (5.00m x 4.47m)
Dining Room	12' 7" x 8' 7" (3.83m x 2.61m)
Kitchen	14' 6" x 8' 0" (4.42m x 2.44m)
Utility room	11' 5" x 6' 8" (3.48m x 2.03m) With additional cloakroom and storage cupboard.
Main Bedroom	14' 8" x 12' 8" (4.47m x 3.86m)
Second Bedroom	12' 6" x 10' 0" (3.81m x 3.05m)
Bedroom Three	8' 9" x 7' 10" (2.66m x 2.39m)
Family Shower Room	9' 1" x 5' 7" (2.77m x 1.70m)

Outside: To the front of the home there is a driveway and garden, along with an attractive lawn with borders of delightful shrubbery. To the rear of the home is a spacious yet low maintenance garden, spanning the width of the bungalow, with beds for planting vegetables to one side, along with a storage shed and wood store area.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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