



GIBBINS RICHARDS

Wellsbury Woodhill, Stoke St. Gregory, Taunton TA3 6EW

£250,000

GIBBINS RICHARDS 
Making home moves happen

A detached bungalow of non-traditional construction sitting on a good sized rural plot approaching 1/3 of an acre. The bungalow is ripe for extension, conversion or re-building (subject to the necessary planning consents). ENERGY RATING-18

Tenure: Freehold / Energy Rating: G / Council Tax Band: C

Wellsbury is located on a good sized plot in Woodhill, a small hamlet on the edge of the popular village of Stoke St Gregory, to the south east of Taunton. It was built pre-war and it's construction is deemed to be non traditional. It is approached via a driveway which has parking for numerous cars. The bungalow itself offers two bedrooms, sitting room, good sized entrance hall, shower room and a large kitchen/diner. There is also a conservatory to the front of the property and a detached single garage. The property is heated via electric heating.

NO ONWARD CHAIN
BEAUTIFUL RURAL POSITION
TWO BEDROOM DETACHED BUNGALOW OF NON-TRADITIONAL CONSTRUCTION
IDEAL FOR EXTENDING, CONVERTING OR RE-BUILDING (SUBJECT TO PLANNING CONSENTS)
GOOD SIZE PLOT OF A THIRD OF AN ACRE
GARDENS
GARAGE



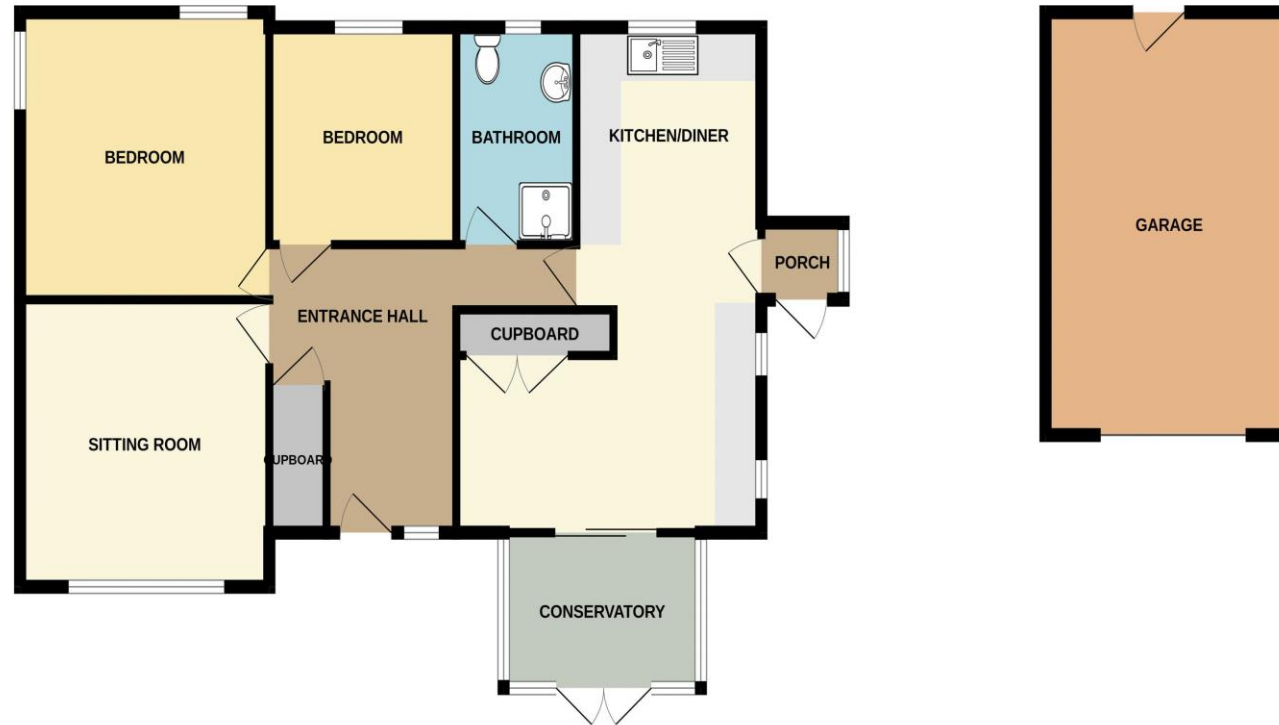


Entrance Hall	
Sitting Room	12' 2" x 12' 2" (3.70m x 3.70m)
Bedroom 1	12' 2" x 12' 2" (3.71m x 3.70m)
Bedroom 2	9' 2" x 9' 1" (2.8m x 2.77m)
Shower Room	9' 2" x 5' 10" (2.8m x 1.78m)
Kitchen/Diner	21' 5" x 14' 1" (6.52m x 4.3m) maximum
Porch	
Conservatory	9' 7" x 6' 7" (2.93m x 2m)
Outside	The property has a good sized garden, driveway with ample parking for cars and a detached garage. The rear garden backs onto open fields.



GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.

GARAGE
216 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

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.



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