



GIBBINS RICHARDS  
Estate Agents

**21 Lee Park, West Buckland, Wellington TA21 9PX**  
**Offers in the Region Of £375,000**

**GIBBINS RICHARDS**   
Making home moves happen

**Detached/ Village location/ Conservatory** This well-presented three-bedroom detached home offers comfortable and practical living space, ideal for families or those seeking a peaceful village setting. The property is entered via a welcoming hallway, which provides access to the main ground floor rooms. To one side, the dining room leads into the kitchen, creating a sociable and functional space for everyday living. From the kitchen, there is access to a useful utility room and a convenient cloakroom. To the opposite side of the hallway, the lounge offers a bright and relaxing space, which in turn leads into the conservatory, overlooking the rear garden and providing an additional versatile reception area. Upstairs, the landing leads to three bedrooms and the family bathroom. Bedroom one benefits from fitted wardrobes and an ensuite shower room. The second bedroom also includes a fitted wardrobe and additional cupboard space. The third bedroom is ideal as a child's room, guest room, or home office. The family bathroom completes the first floor. Externally, the front of the property features a lawned garden and a driveway providing off-road parking and access to the garage. To the rear, there is an enclosed garden with a patio area for outdoor dining and a lawned section, perfect for families and entertaining.

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

Lee Park, West Buckland (TA21 9PX) is a quiet residential cul-de-sac set within the rural village of West Buckland. The village is a small, traditional Somerset community surrounded by open countryside, known for its peaceful setting and local amenities including a primary school and parish church. It lies just outside Wellington, with convenient access to Taunton, making it attractive for those seeking village living with nearby town connections.

Approximately 939Sq.ft / 87.2 Sq.m

Detached house

Conservatory

Garage & Off road parking

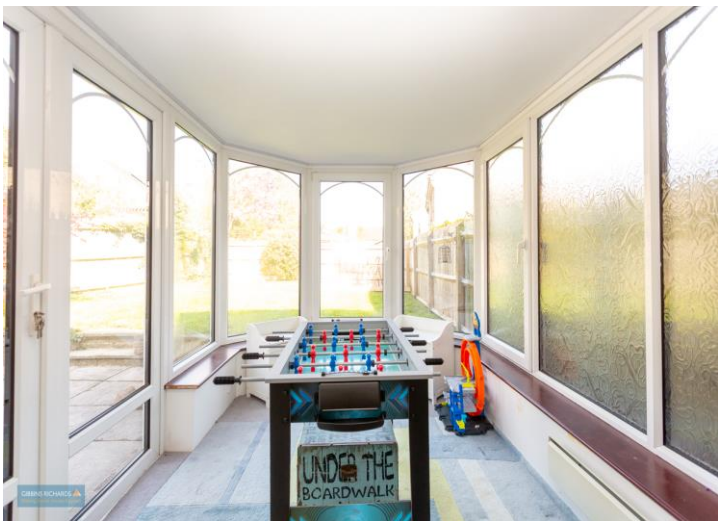
Cul de sac position

Easy access to M5 & A38





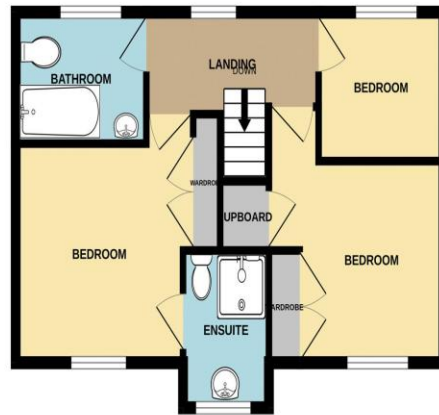
Accommodation	
Hallway	5' 9" x 4' 6" (1.75m x 1.37m)
Lounge	16' 2" x 10' 4" (4.92m x 3.15m)
Dining Room	9' 8" x 8' 4" (2.94m x 2.54m)
Kitchen	9' 8" x 8' 4" (2.94m x 2.54m)
Utility Room	5' 9" x 5' 8" (1.75m x 1.73m)
Cloakroom	
Conservatory	13' 7" x 7' 7" (4.14m x 2.31m)
First Floor Landing	11' 3" x 10' 8" (3.43m x 3.25m)
Bedroom	11' 3" x 10' 8" (3.43m x 3.25m)
Ensuite	7' 2" x 5' 2" (2.18m x 1.57m)
Bedroom	11' 6" x 10' 6" (3.50m x 3.20m)
Bedroom	7' 3" x 6' 9" (2.21m x 2.06m)
Bathroom	7' 4" x 5' 8" (2.23m x 1.73m)
Outside	Driveway, garage, front and rear garden



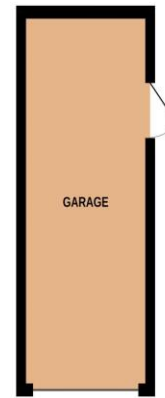
GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (38.8 sq.m.) approx.



GARAGE  
133 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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.



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 £40 + VAT (£48) 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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