



GIBBINS RICHARDS 
Making home moves happen

3 Court Cottages , Nynehead, Wellington TA21 0BN
Offers Over £500,000

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No onward chain/ Village location/ Large garden

This is a substantial four-bedroom semi-detached home offering spacious and versatile accommodation arranged over three floors. The property has been partly renovated by the current owners and presents an excellent opportunity for purchasers to complete the remaining improvements and create a superb family home. The accommodation comprises an entrance hall leading to a reception room with feature fireplace, which in turn opens into a comfortable sitting room. A third reception room provides additional flexible living space and leads through to the conservatory, creating an ideal area for relaxation or entertaining. In total, the property benefits from three reception rooms plus a conservatory, offering excellent versatility for modern family living. At the heart of the home is a generous kitchen/dining room with ample space for family dining and social gatherings. A utility room and cloakroom complete the ground floor accommodation. The first floor provides three well-proportioned bedrooms, including a principal bedroom with en-suite facilities. A further staircase rises to the second floor where there is an additional double bedroom with en-suite shower room together with a useful playroom or study area, which benefits from restricted head height within the eaves. Externally, the property enjoys a large garden offering plenty of space for outdoor entertaining, children's play, or keen gardeners. There is also a driveway at the front of the property for several cars and additional parking up for 2-4 vehicles up the lane.

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

Nynehead is a picturesque Somerset village set amidst beautiful countryside, offering a peaceful rural lifestyle while remaining conveniently located for access to Taunton, Wellington and the M5 motorway. The village is renowned for its historic character, attractive period properties and scenic walking routes, making it an appealing location for those seeking a balance of countryside charm and everyday convenience.

- Approx 177.5 sq.m / 1910 sq.ft
- No onward chain
- Large gardens and parking for several cars
- Newly installed oil fired water and central heating system
- Period features including log burner
- Village location
- Opportunity to purchase 'heritage' building supplies (by separate negotiation)





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Accommodation

Entrance Hall	
Sitting Room	11' 7" x 13' 6" (3.54m x 4.11m)
Reception Room	11' 7" x 12' 2" (3.54m x 3.71m)
Sitting/ Dining Room	10' 4" x 12' 0" (3.15m x 3.66m)
Kitchen/Diner	10' 7" x 23' 8" (3.23m x 7.22m)
Utility Room	5' 7" x 6' 9" (1.7m x 2.07m)
Cloakroom	
First Floor Landing	
Bedroom	12' 0" x 13' 6" (3.65m x 4.11m)
Bedroom	9' 8" x 11' 11" (2.95m x 3.62m) With additional eaves storage
Bedroom	15' 9" x 11' 10" (4.8m x 3.6m)
Bathroom	
Shower Room	
Landing	
Bedroom	14' 4" x 11' 5" (4.38m x 3.48m)
Bathroom	
Playroom	8' 4" x 16' 8" (2.53m x 5.07m) Reduced headroom
Outside	
Front and rear garden, parking for multiple vehicles and outbuildings and sheds	



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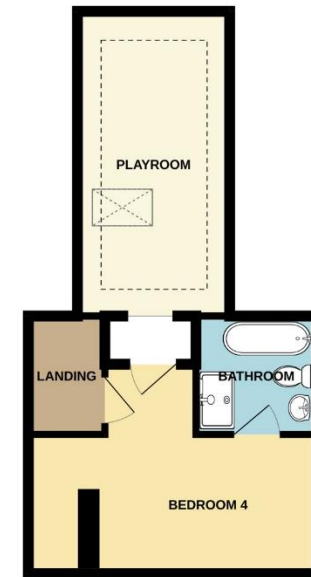
GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.2 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1908 sq.ft. (177.3 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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