



LOCATION: Dyers Close is close to all amenities to include a popular primary school, church and a public house within approximately 1/2 mile. A wider range of amenities can be found in Wellington which is approximately 3 miles distant with a good range of both independently owned shops and larger national stores such as the well renowned Waitrose.

The county town of Taunton is approximately 4 miles distant with the M5 motorway accessible at Taunton J25 or Wellington at J26 with West Buckland half a mile from the Junction 26 roundabout.

DIRECTIONS: From Wellington town centre proceed in the Taunton direction and at the Chelston roundabout bear left on the A38 towards Taunton for approximately 2 miles, at the "Worlds End" public house turn right at the sign West Buckland. On entering the village turn left into Dyers Close and continue along bearing left towards the end of the road where the property will be found on the right hand side as indicated by our For Sale board.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, oil fired central heating, telephone

Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co/bunch.wicked.subplot

Council Tax Band: C

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 221 Mbps download and 32 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

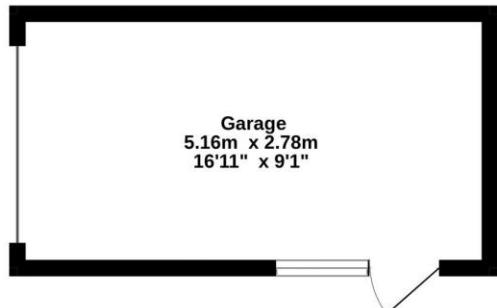
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2022. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

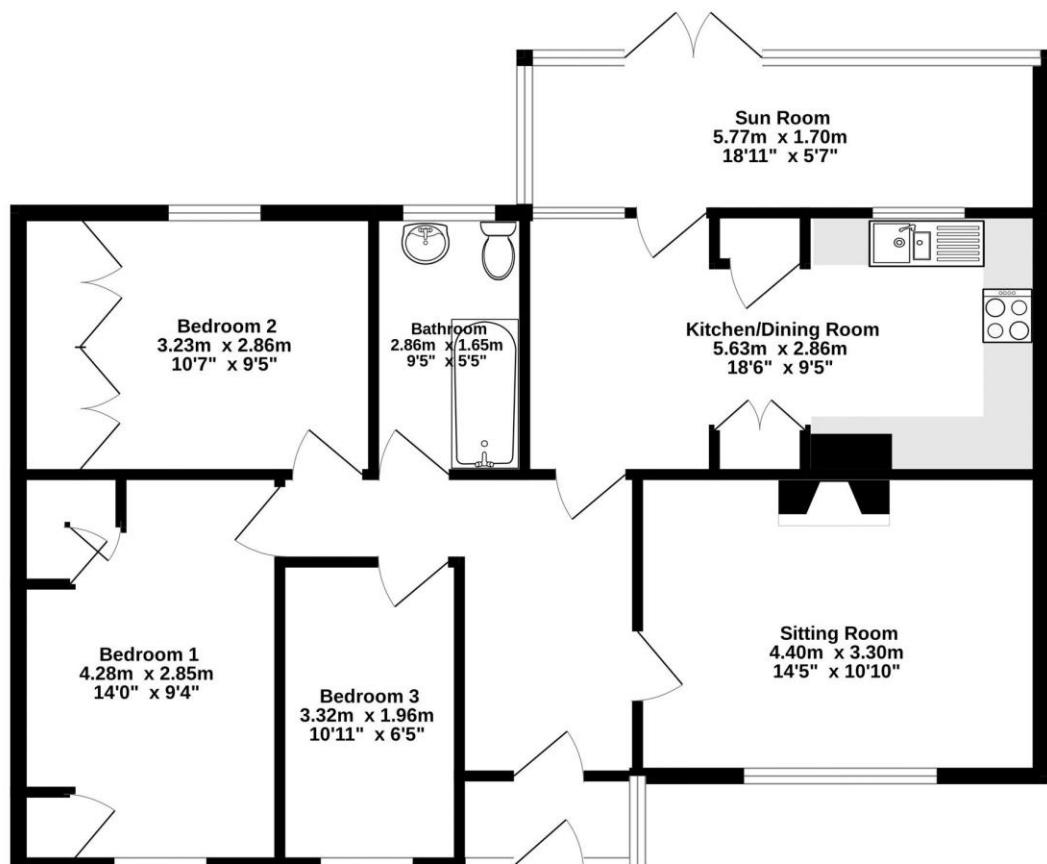
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

Garage
14.3 sq.m. (154 sq.ft.) approx.



Ground Floor
83.9 sq.m. (903 sq.ft.) approx.



TOTAL FLOOR AREA : 98.2 sq.m. (1057 sq.ft.) 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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**Wilkie May
& Tuckwood**

27 Dyers Close is a light and spacious 3 bedroom semi-detached bungalow situated on a generous size plot within the popular village of West Buckland on the outskirts of Wellington. The property is of traditional cavity construction with a brick outer leaf and part rendered frontage under a tiled roof and is offered to the market with vacant possession and no onward chain.

The accommodation briefly comprises; front door opens into an entrance porch in turn leading to the generous internal hall which provides access to all rooms. The sitting room lies to the front of the property with an electric fire and large picture window allowing ample natural light. The kitchen/dining room is open plan in concept with ample space for a dining table and chairs. The kitchen itself is fitted with a comprehensive range of wall and base units with complementary worksurfaces, a built in airing cupboard and space for appliances. A door leads into the garden room with the wall-mounted boiler and plumbing for a washing machine, with French doors to the garden, making this the ideal space to sit and enjoy the outlook.

The sleeping accommodation comprises two double bedrooms, each with a range of fitted storage and a generous single bedroom. The bathroom is fitted with a three piece white suite with a shower over the bath.

Outside, the property sits centrally within a large garden that wraps around three sides. The front garden has been designed with ease of maintenance in mind and is predominantly laid to gravel with mature flower and shrub borders. To the rear, there is a patio adjacent to the house, ideal for sitting out, with steps and a slope down to the main lawn with mature borders. There is a green house and an area for growing vegetables. At the end of the garden, twin vehicular gates open to off road parking alongside a garage with an up and over door, personnel door, window and both light and power connected.



- Three bedroom bungalow
- Popular village location
- Fabulous plot
- Garage and off road parking
- NO ONWARD CHAIN
- Potential to extend