



Wellsbury, Woodhill, Stoke St. Gregory, Taunton TA3 6EW
Auction Guide Price £250,000

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Making home moves happen

FOR SALE BY PUBLIC AUCTION ON 26TH MARCH 2026. Auction Guide Price £250,000

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). For more information on the auction itself please refer to our auction partners, www.network auctions.co.uk

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 its 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.

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FOR MORE INFORMATION VISIT www.networkkauctions.co.uk

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

BEAUTIFUL RURAL POSITION

NO ONWARD CHAIN





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 maximum 21' 5" x 14' 1" (6.52m x 4.3m)

Porch

Conservatory 9' 7" x 6' 7" (2.93m x 2m)

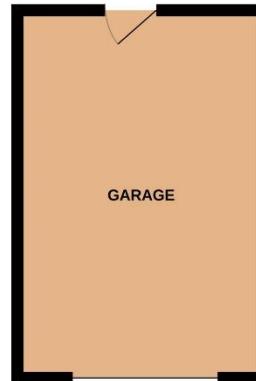
Outside

The property has a good sized garden, driveway with ample parking for cars and a detached garage. The rear garden backs onto open fields.





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



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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