



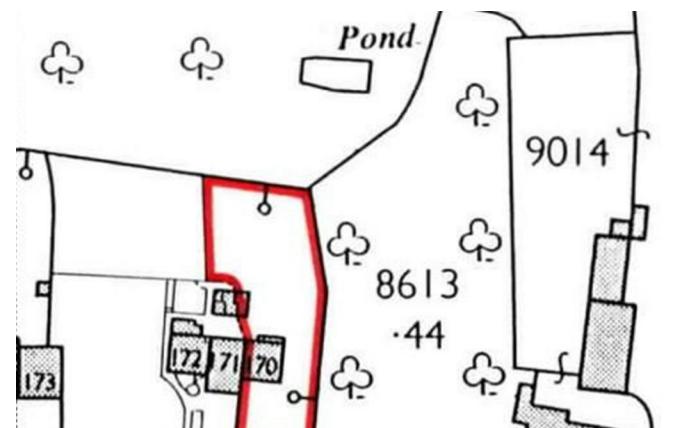
Higher Durston | | Taunton | TA3 5AG

Asking Price £239,950

Higher Durston village is situated on the outskirts of Taunton. The village is known for its picturesque countryside, which is surrounded by rolling hills and lush green fields. The village is also home to a number of historic buildings, including the Grade II listed St. John the Baptist Church as well as charming, thatched cottages and stone-built properties that add to its picturesque character. The village of Higher Durston is popular among tourists seeking a peaceful retreat from city life. Higher Durston offers several walking trails with breathtaking views of the surrounding landscape. Nearby, the Quantock Hills, designated as an Area of Outstanding Natural Beauty, are home to a variety of rare plants and animal species, making them a favourite destination for nature enthusiasts.

This property presents an exciting renovation opportunity, offering ample scope to enhance its appeal. Potential improvements include creating additional parking at the front, adding a garage or car port, and extending the property both to the rear and side, all subject to planning permission. Currently configured as a four-bedroom home with two reception rooms, the property features a large garden which can be made larger when landscaped. It presents versatility as a family residence or a rental investment, with plenty of potential to create a beautiful and functional home.

- In need of full renovation
- End of terrace house
- 2 reception rooms
- Partial double glazing
- Double car port and driveway for multiple vehicles
- No onward chain
- 4 bedrooms
- First floor bathroom and a separate WC
- Large rear garden
- Huge potential to make into a wonderful home





DIRECTIONS

what3words://reduce.fatigued.dollar

SERVICES

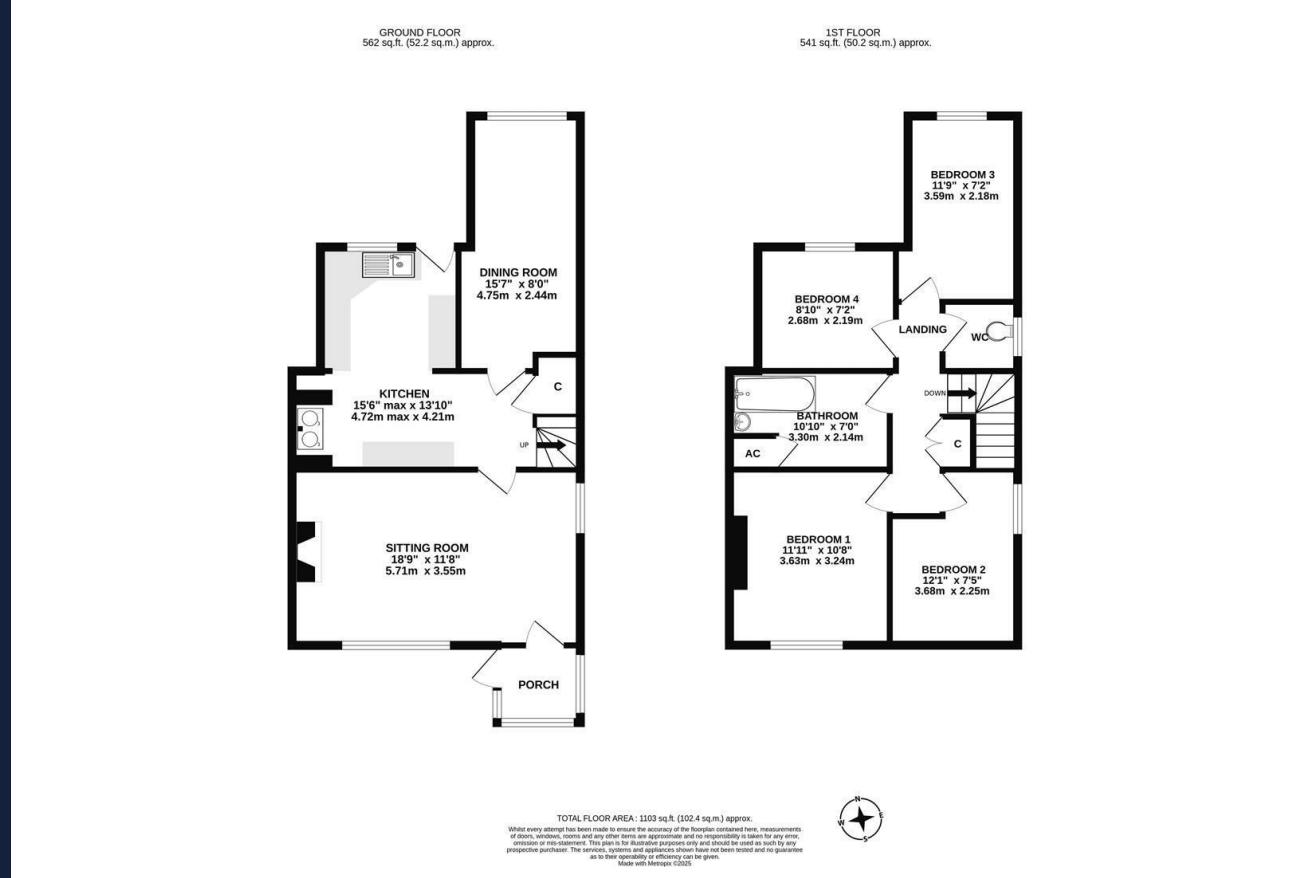
The property has mains water, private drainage and mains electricity.

DISCLAIMER

Wilsons has not inspected or tested any equipment, fixtures or fittings. Tenure is obtained by Land Registry, please check with your Solicitor. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Purchasers are advised to seek validation of all the above matters prior to making an offer. Wilsons refers clients to local solicitors for conveyancing services and mortgage brokers for mortgage services. We receive a payment for referring clients of no more than £250 per case. Once an offer is accepted by our client. A non-refundable administration fee of £24 (including VAT) per buyer will be charged once an offer is accepted to comply with anti-money laundering regulations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Council Tax Band C EPC Rating

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DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required 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.