

ESTATE AGENTS

CLOSEST SCHOOLS

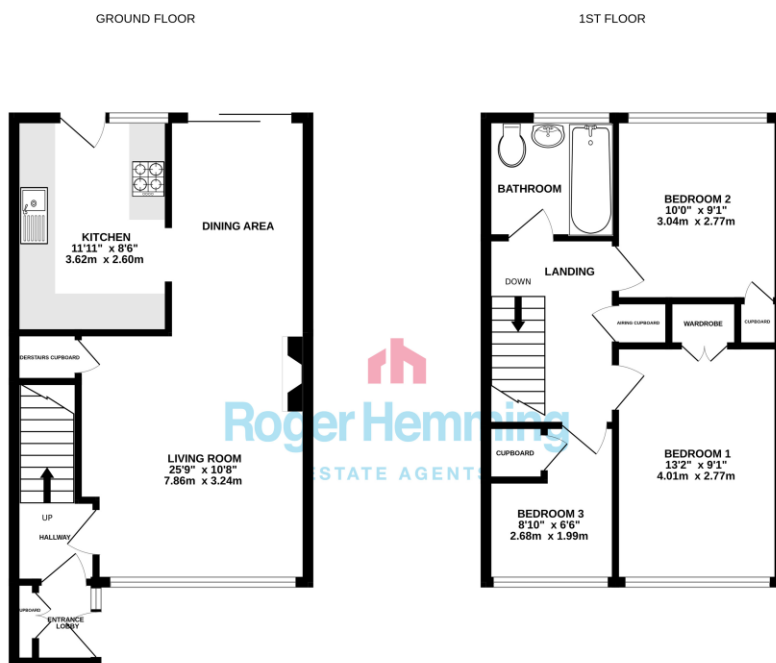
PRIMARY

Beech Grove Primary School
www.beechgroveprimaryschool.org.uk

Isambard Kingdom Brunel
Primary School
www.ikbschool.co.uk

SECONDARY

Court Fields School
www.courtfields.net



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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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LOCATION



FIND OUT MORE

Viewing by prior appointment:
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Roger Hemming
ESTATE AGENTS



**80 SYLVAN ROAD
WELLINGTON TA21 8EH**

If you're searching for a good-sized 3 bedroom family home that's close to all that Wellington has to offer, this could be the one! It's been sensibly priced to sell and there's no chain, so you could be in by Easter!

£225,000

freehold

TYPE
Terraced House

BEDROOMS
3

RECEPTION ROOMS
1

BATHROOMS
1

OUTSIDE
Front & Rear Gardens

PARKING
Single Garage

HEATING
Combi-Boiler
Gas Central Heating

ENERGY RATING
tbc



ROGER HEMMING'S VIEW...

This is a well-proportioned family home with three bedrooms. It's a former rental property and whilst it's perfectly liveable as it is, you might wish to upgrade some elements of the accommodation at some time in the future. The uPVC double-glazed living space is gas centrally heated with a modern combi-boiler and there's a handy entrance lobby at the front which leads into the hallway and the principal rooms. The bright dual-aspect living room has a dining area at the rear with patio doors opening out into the rear garden. The fitted kitchen has plenty of cupboard and drawer storage space, and the free standing cooker is included in the sale. The three bedrooms, two doubles and a single, are upstairs and all three have useful storage cupboards. The bathroom has a contemporary white suite with a shower over the bath.

"The Sylvan Road area is really popular with families, as it's a short walk to Wellington's town centre."

"The town's Waitrose supermarket is just around the corner. Wetherspoons, Lidl, the cinema and several schools are all within walking distance. It really is a convenient spot to live!"

WHAT THE AGENT SAYS

OUTSIDE

80 Sylvan Road has a neat open-plan front garden and a good-sized lawned rear garden with a patio area and flower beds. To the rear of the garden is a single garage.

Wellington has excellent lines of communication with nearby Junction 26 of the M5 Motorway providing fast road access to Bristol, Bath and on westwards towards the holiday resorts of Devon and Cornwall. The town has a first class choice of schools, shops, businesses and leisure facilities. The coastal resorts of Sidmouth, Exmouth and Lyme Regis are all within an hour's drive.