



**FOR SALE**

**Guide Price £440,000**

**High Path,**



## High Path, Wellington

A substantial extended semi-detached family home in need of some updating, available with no onward chain, boasting a sitting room, dining room, garden room, kitchen, study area, cloakroom, family shower room, 4 bedrooms 1 being en-suite with balcony, double glazing, gas central heating, fully enclosed well-stocked garden and a double garage.





## Accommodation

Front door opening to:-

### Entrance Hall

With stairs to the first floor accommodation, radiator, ceiling light, door to the cellar and further doors to:-

### Sitting Room

c.26'6 max x 11'10 (8.07m x 3.60m)

With a double glazed bay window to the front aspect, gas real flame fire with exposed stone surround and display shelving, picture rail with display shelving over, 2 radiators, 2 ceiling lights.

### Dining Room

c.12'10 x 9'10 (3.91m x 2.99m)

With an archway obtaining borrowed light from the study area, radiator, ceiling light.

### Study Area

c.13'1 x 5'4 (3.98m x 1.62m)

With a double glazed window to the side aspect, radiator, 2 wall lights.

### Kitchen

c.15'10 x 10' (4.82m x 3.04m)

With a double glazed window to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven and 4 ring electric hob with extractor cooker hood over, space and plumbing for a washing machine, wall mounted gas boiler for the hot water and central heating, tiling to splash prone areas and a feature tiled floor, 2 ceiling lights and door to:-





#### Garden Room

c.13'4 x 5'11 (4.06m x 1.80m)

With double glazed patio doors to the rear garden a feature tiled floor, a double glazed window to the side aspect, radiator, ceiling light, door to:-

Cloakroom

With a double glazed window to the rear aspect, low-level WC, wash hand basin with tiled splash back, ceiling light.

#### Landing

With a skylight window, built-in storage cupboards, ceiling light, doors to:-

#### Bedroom 1

c.15'11 x 10'4 (4.85m x 3.14m)

With double glazed window and patio doors to the rear elevation, with a balcony with far reaching views, radiator, 3 ceiling lights, door to:-

#### En-Suite Bathroom

With a double glazed window to the side elevation, a suite comprising of a corner bath with shower over, vanity wash hand basin with storage cupboard under, close coupled WC, tiling to splash prone areas, radiator and ceiling light.





Bedroom 2  
c.11'10 x 10'10 (3.60m x 3.30m)  
With 2 double glazed windows to the front elevation, radiator, ceiling light.

Bedroom 3  
c.11'10 x 10'10 (3.60m x 3.30m)  
With a double glazed window to the rear elevation, radiator, ceiling light.

Bedroom 4  
c.7'4 x 5'5 (2.48m x 1.65m)  
With double glazed window to the front elevation, ceiling light.



Family Shower Room  
With a double glazed window to the side elevation, a fully tiled shower cubicle, vanity wash hand basin with storage cupboard under close, coupled WC, tiling to splash prone areas, radiator, shaver light and ceiling light.

## Outside

To the front of the property there is a fully enclosed garden with a large variety of mature trees, shrubs and flowers, with pathway to the front door and to the side of the property, the rear garden is also fully enclosed and houses a large variety of mature trees, shrubs and flowers, with a concrete raised patio given access to a further paved patio, with a garden shed/workshop and personal door to the double garage 22'1 x 18'3 (6.73m x 5.56m) with an electrically operated roller door, power and lighting.

Council Tax Band: - D

Construction: - Brick under a tiled roof with upvc double glazed windows.

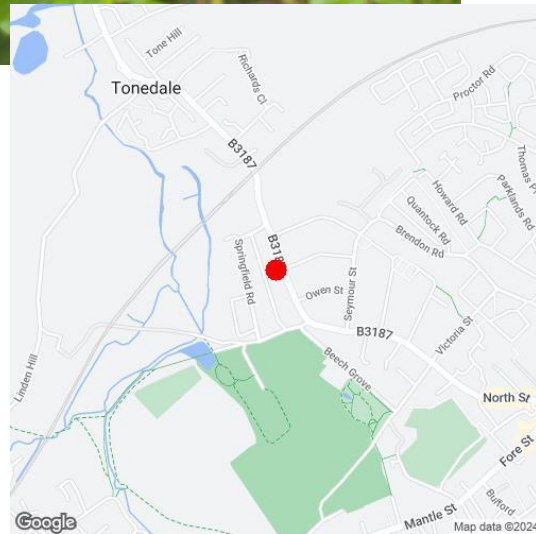
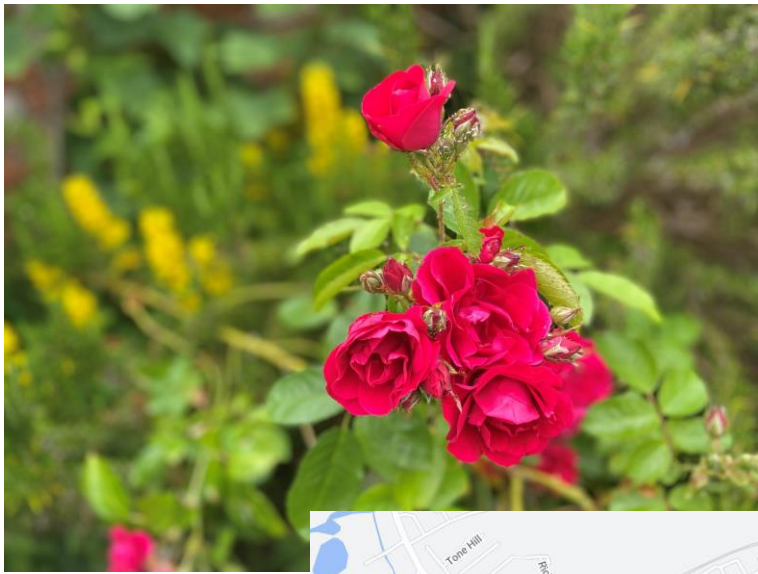
Utilities: - Mains electric, gas, water and drainage.

Primary School Catchment: - Beech Grove Primary School

Secondary School Catchment: - Court Fields School



AWAITING EPC



### [Directions](#)

Head into Wellington from Taunton and continue to the lights in the middle of town, turn right into North Street and proceed along this road and eventually you will drive into High Path and the property is on your left.

### **Please note the following:**

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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# High Path, Wellington

AWAITING FLOOR PLAN

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm  
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)

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