19, Crosslands

Wellington Town Centre 1 mile | M5 (J26) 2.5 miles | Taunton 7 miles

A refurbished property within walking distance to Wellington with garage and parking

- Two Bedrooms
- Loft Room
- Family Bathroom
- Sitting Room
- Dining Room/Snug
- Kitchen/Breakfast Room
- Rear Garden
- Garage
- Freehold
- Council Tax B

Guide Price £280,000

SITUATION

Crosslands is situated on the edge of Tonedale. The property benefits from being close to the local amenities such as the bus stops into town and nearby late shop. There are also lots of rural walks close by, as well as the river Tone and old canal paths. Within easy walking distance from the town centre which offers an excellent range of shopping, recreational and scholastic facilities together with easy access to the M5 motorway situated on the eastern outskirts of the town. The County Town of Taunton is within 7 miles of the property where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

A recently refurbished 2 bedroom plus a loft room Victorian mid terrace property over 3 floors with the added bonus of a single garage situated close to the town. The property comprises a sitting room, snug and kitchen with 2 bedrooms and a bathroom on the first floor and a loft room. To the outside is a garden partly laid to lawn with a patio area for entertaining.

ACCOMMODATION

From the double glazed porch into the hallway with stairs rising to the first floor and an under stairs storage cupboard with door to all rooms. Sitting room with feature fireplace. Snug with window to the front and built in cupboards. Kitchen has been refurbished with matching wall and base units, integrated oven with gas hob with extractor over, stainless steel sink with space and plumbing for washing machine with double glazed window and door to the garden.

The stairs rise to the first floor with Bedroom 1 with views to the front and Bedroom 2 with window overlooking the rear are situated. Refurbished Bathroom with corner bath with window to the rear, low level WC, shower cubicle and wash hand basin. Stairs rise to the second with further loft room with storage in eaves and velux window.

OUTSIDE

To the rear is an area of patio and lawn enclosed by fencing. Garage

SERVICES

All mains services are connected. This property has the benefit of superfast broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, and Vodafone (Ofcom).

VIEWINGS

Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.
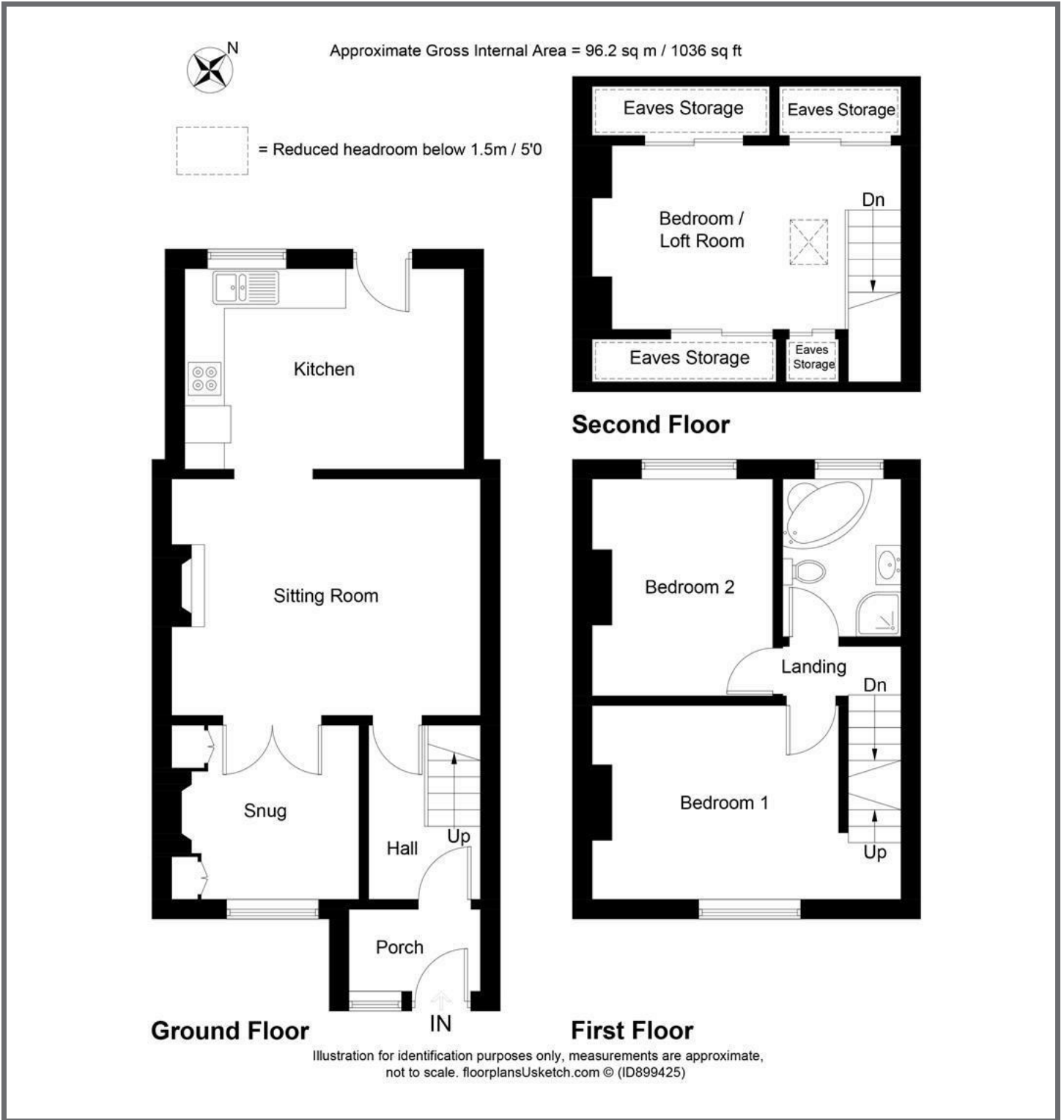
DIRECTIONS

From the town centre traffic lights turn into North Street. Follow the road out of town, over the railway bridge where it leads into Milverton Road. Taking the forth turning on the right into Crosslands where No 19 will be found at the end on the left hand side.
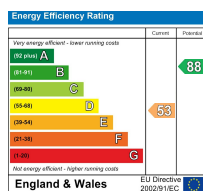
LETTING AND MANAGEMENT

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01823 447355.

N

Approximate Gross Internal Area = 96.2 sq m / 1036 sq ft

= Reduced headroom below 1.5m / 5'0

Eaves Storage

Eaves Storage

Bedroom /
Loft Room

Dn

Eaves Storage

Eaves
Storage

Second Floor

Kitchen

Sitting Room

Bedroom 2

Landing

Dn

Snug

Hall

Up

Bedroom 1

Up

Porch

Ground Floor

IN

First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID899425)

STAGS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive
2002/91/EC

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