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Pippins



Pippins, 2 Westford Close, Wellington, Somerset, TA21 0DY



Wellington 1.4 miles / M5 (j26) 3.7 miles /  
Taunton 8.2 miles

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**A semi detached bungalow  
providing 3 bedrooms on  
the outskirts of Wellington.**

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- Three Bedrooms
- Bathroom
- Sitting/Dining Room
- Kitchen
- Front and Rear Garden
- Garage
- Large Loft Area
- No Onward Chain
- Freehold
- Council Tax C

**Guide Price £280,000**

### **SITUATION**

Westford Close is situated on the western fringes just outside Wellington, near Rockwell Green, which has a primary school, sub-post office, village shop, hairdresser, public house and churches. Wellington has an excellent range of shopping, recreational and scholastic facilities. The M5 motorway junction 26 and Tiverton Parkway station are within easy driving distance and Taunton, the County Town, is about 9 miles away, with its wider range of schools, shops and County Cricket ground.

### **DESCRIPTION**

Located on the corner of Westford Close the property comprising of a sitting/dining room, kitchen, 3 bedrooms and a bathroom. The garden is mainly laid to lawn with a patio area ideal for entertaining, and there is a single garage. The property is offered for sale with no onward chain.

### **ACCOMMODATION**

Covered entrance porch with door to entrance hall with doors to all rooms. Hatch to loft with large loft area ideal for conversion subject to the necessary planning consent. Sitting/dining room with fireplace with gas stove and large picture window to front. Doors to Kitchen with a range of wall and base units with worksurfaces over, inset sink. Plumbing for washing machine and space for fridge and freezer. Door to rear lobby and outside door to garden. There are three bedrooms all looking to the front of the property and Bathroom with walk in shower, low level WC and wash hand basin.

### **OUTSIDE**

To the front it is enclosed by post and rail fencing with path to front door and area of lawn with a range of plants at shrubs with access to the rear garden. To the rear is a paved patio area with covered veranda and further area of shingle with plants and shrubs, making it low maintenance. Single Garage with power and up and over door.

### **SERVICES**

All mains services.

### **VIEWINGS**

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

### **DIRECTIONS**

From our office head along Fore Street and continue along this road proceeding through Mantle Street and at the traffic lights at the centre of Rockwell Green turn tight. Continue for about half a mile turning left over the railway bridge continue for a short distance taking the second left into Westford Close where the property will be found on the right hand side.

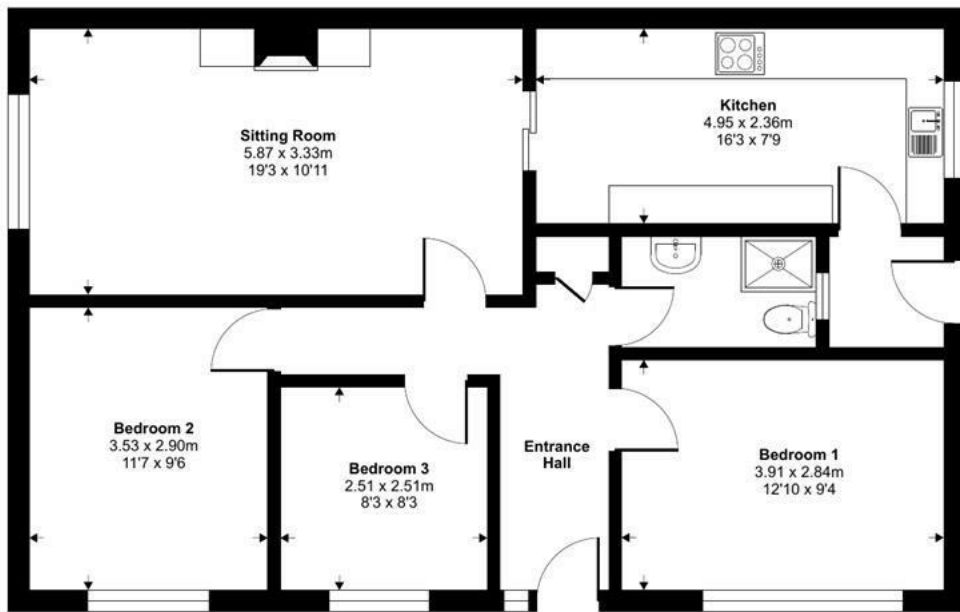
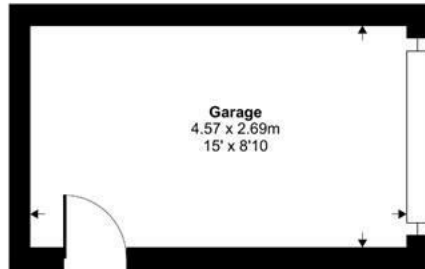
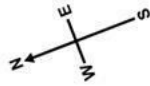






Approximate Area = 945 sq ft / 87.7 sq m (includes garage)

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 991419

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Green		86
(81-91) B	Light Green		
(69-80) C	Yellow	67	
(55-68) D	Orange		
(39-54) E	Red-Orange		
(21-38) F	Red		
(1-20) G	Dark Red		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk



@StagsProperty