



17 Odette Avenue

17 Odette Avenue, Wellington, Somerset TA21 9GQ



Wellington 1.4 miles | Taunton 8.6 miles |
M5 (j26) 3.2 miles

An impressive, contemporary 4 bedroom family home on this sought after development on the Western fringes of town.

- Four Bedrooms
- Master En Suite & Family Bathroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility & Cloakroom
- Landscaped Garden and BBQ Lodge
- Garage and Parking
- Freehold
- Council Tax E

Guide Price £479,950

SITUATION

Odettes Avenue is situated on the fringes of Rockwell Green, on the outskirts of Wellington where an excellent range of shopping, recreational and scholastic facilities can be found. The M5 motorway is readily accessible, just a couple of miles from the property and the County town of Taunton 6 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

An impressive, contemporary Bovis family home set in a commanding position on this sought after, new development. Nestled on the outskirts of Wellington, the energy efficient property is just two years old and built to a high standard with quality features. This being the larger of the designs with the benefit of two reception room and utility. The accommodation consists of an Entrance Hall, large Kitchen/Breakfast Room, Sitting Room, Cloakroom. Upstairs are four generous Bedrooms, Family Bathroom and an En-Suite to the Master. The rear garden has been landscaped and has the benefit of a BBQ lodge, Garage and Driveway Parking

ACCOMMODATION

Part glazed front door to spacious Entrance Hall with stairs to first floor and understairs storage cupboard, door to all rooms. Sitting Room; a dual aspect room with window to front and patio doors to garden. Cloakroom with low level WC and pedestal wash hand basin. Kitchen/Breakfast Room, a light and spacious room with wall and base units with work surfaces over, built in AEG hob and oven, one and half bowl single drainer sink unit, built in fridge/freezer, central island with breakfast bar, patio door to garden. Utility with wall and base units with work surfaces over, single drainer single bowl sink unit, plumbing for washing machine

and built in dishwasher, wall mounted boiler. Dining Room another light room with window to front.

On the first floor is a galleried landing with benefit of an airing cupboard and hatch to loft. There are four bedrooms all having a pleasant aspect with the master benefiting from a dressing area and en suite with large shower cubical, pedestal wash hand basin, low level WC, Tiled splash backs. Family Bathroom has a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, extractor and tiled splash backs.

The property has had several additions since it was built to include luxury vinyl flooring throughout, further units in the kitchen and utility.

OUTSIDE

The garden has recently been landscaped and to the rear there is a large patio area and area of lawn, with the addition of a BBQ lodge with feature lighting, Flower borders, outside tap, enclosed by wall with gate to rear giving access to the drive, parking and garage with up and over door, power and light.

SERVICES

All main services are connected.

VIEWINGS

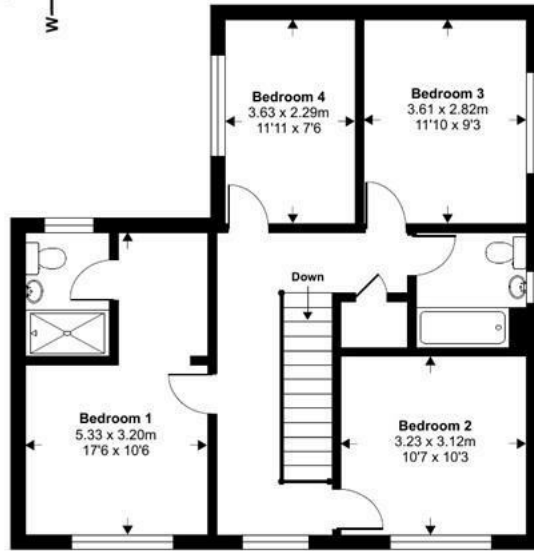
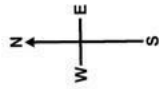
Viewings are strictly through the vendors selling agents, Stags of Wellington.

DIRECTIONS

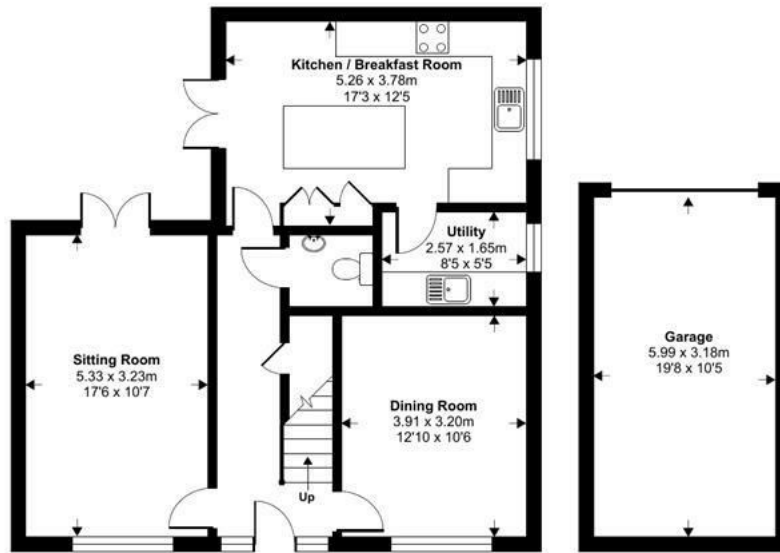
From our Wellington office, proceed out of the town in a Westerly direction towards Rockwell Green. At the central traffic lights, go straight ahead and you will see the Bovis development 'Monument View' on the left hand side. Turn left into the development (Odette Avenue) at the t junction turn right, then left, then right again - where the property will be found on the left hand side.



Approximate Area = 1436 sq ft / 133.4 sq m
 Garage = 206 sq ft / 19.1 sq m
 Total = 1642 sq ft / 152.5 sq m
 For identification only - Not to scale



First Floor

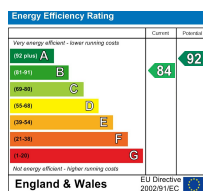


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1004690

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