



21 Blackmoor Road

21, Blackmoor Road, Wellington, Somerset TA21 8ED



Wellington town 0.5 miles/Taunton 6 miles/M5 (J28) 1.4 miles

A detached three bedroom bungalow in cul de sac position with southerly aspect garden.

- Three Bedrooms
- Bathroom
- Sitting Room
- Kitchen/Diner
- Front and Rear Garden
- Parking
- Workshop/Summer House
- No Onward Chain
- Freehold
- Council Tax D

Guide Price £265,000



SITUATION

Situated in a popular area on the South side of Wellington, this bungalow is within 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 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 spacious detached bungalow in a cul de sac position, providing three bedrooms, bathroom, kitchen/diner and spacious sitting room. There is a front and rear garden with useful workshop/summerhouse and off street parking. Offered for sale with no onward chain. Internal inspection recommended.

ACCOMMODATION

Part glazed door to entrance hall, with doors to all rooms. The spacious sitting room is dual aspect with sliding door to rear garden and window to side. Kitchen/Dining room with a range of wall and base units with work surfaces over, inset sink, space for appliances, further storage cupboards along one wall. There are three bedrooms all a good size and have a pleasant aspect with the master and second bedroom benefiting from built in wardrobes. There is a family bathroom with bath with shower over,, wash hand basin and WC.

OUTSIDE

To the front of the property is a tarmac drive with parking for several cars. A

pedestrian gate gives access to the rear garden. The rear garden has been landscaped and is mainly laid to lawn with patio and feature pond. At the far end of the garden is a useful workshop/summer house which could be used for a variety of purposes.

SERVICES

Mains electric, water and drainage. The owners have informed us that it is the property is of Trusteel MKII construction. This property has the benefit of superfast broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

VIEWINGS

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

DIRECTIONS

From our office turn left into South Street, passing Wellington School and bearing left at the next mini roundabout, take the next left into Pyles Thorne Close and next right into Elms Road, at the top after a left hand bend, turn right into Blackmoor road and continue until you see the cul-de-sac on your left.



Approximate Gross Internal Area = 69.5 sq m / 748 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 997568)

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	
Very energy efficient - lower running costs	Current
A (92 plus)	64
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	46
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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