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3 Wayside Cottages



## 3 Wayside Cottages, Pyles Thorne, Wellington, Somerset, TA21 8DZ



\* Wellington town ½ mile \* Taunton 6 miles  
\* M5 (J26) 1.4 miles

### A substantial 1930's period property in a sought after town location.

- Lovely 1930's Semi Detached House
- Three Bedrooms
- Stunning Kitchen
- Two Receptions
- New Bathroom
- Utility, WC & Shower Room
- Ample Parking & Frontage
- South Facing Garden
- Freehold
- Council Tax D

Guide Price £469,500

#### SITUATION

Situated in a popular area within walking distance from the town centre, offering an excellent range of shopping, recreational and educational facilities. There is 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 very desirable semi detached property located in this sought after area of town. Built in the 1930's and one of just four in the row, these rarely come to market and as such, we highly recommend a viewing to appreciate all that the home entails. There are some lovely features including the original doors which really add to the charm.

In brief, the property comprises Entrance Hallway, new Kitchen, large Sitting Room, Dining Room, Utility, Wc/Shower Room, Three Bedrooms, new Bathroom, attractive Gardens and ample Parking.

#### ACCOMMODATION

Side entrance porch to front door and attractive entrance hallway with doors to all principal rooms. Attractive, non slip wood grain vinyl flooring spans the ground floor; no thresholds means the flooring flows continuously so very practical. Stairs lead to the first floor. An extension to the rear now provides a generous sitting room with large patio doors overlooking the garden and a window to the side. The original brick built fireplace, with oak mantle and woodburning stove adorns one corner. Opening to the newly fitted kitchen, handcrafted with solid bespoke cabinetry by Foremost Kitchens of Wiveliscombe, with white units topped with elegant grey granite work surfaces and upstands and brushed stainless steel furniture. 1½ bowl sink, quality integrated Neff appliances including double oven, microwave/combi, warming drawer. There is also integrated dishwasher and fridge-freezer. Door from hallway into dining room, dual aspect room, fireplace with oak lintel. Double doors out to the garden and glazed patio

doors into the utility; presently used as a home salon, there is plumbing and space for laundry appliances, storage and access to the WC and shower room. Also door to the front aspect.

Upstairs the galleried landing gives access to two double bedrooms and one single. The master is dual aspect and has lovely views towards the Monument and Blackdown Hills. Bedroom two has the same aspect to the rear, whilst bedroom three is to the front with dual windows to the front and side. The newly fitted family bathroom has a classic, but modern, white suite of WC, bathtub with shower over and hand basin set in a vanity unit is complimented by grey tiles marbled with a hint of bronze. Window to front, rigid vinyl flooring and towel rail.

#### OUTSIDE

Driveway in offering ample off road parking for several cars. Lawned and shrub borders. Garage to the side of the property with up and over door. To the rear is a fully enclosed South facing garden - substantially stocked with mature flower and shrub borders. A patio extends the width of the house with a step up to the lawned garden, A stunning wisteria frames the rear of the house and a pergola BBQ is the perfect place to dine and entertain. To the rear of the garden is a shed and greenhouse.

#### VIEWINGS

Strictly by appointment via the vendor's agents Stags of Wellington.

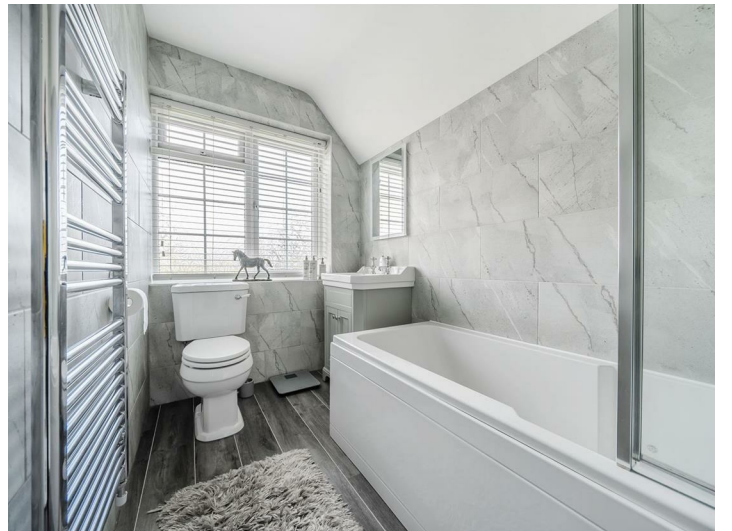
#### SERVICES

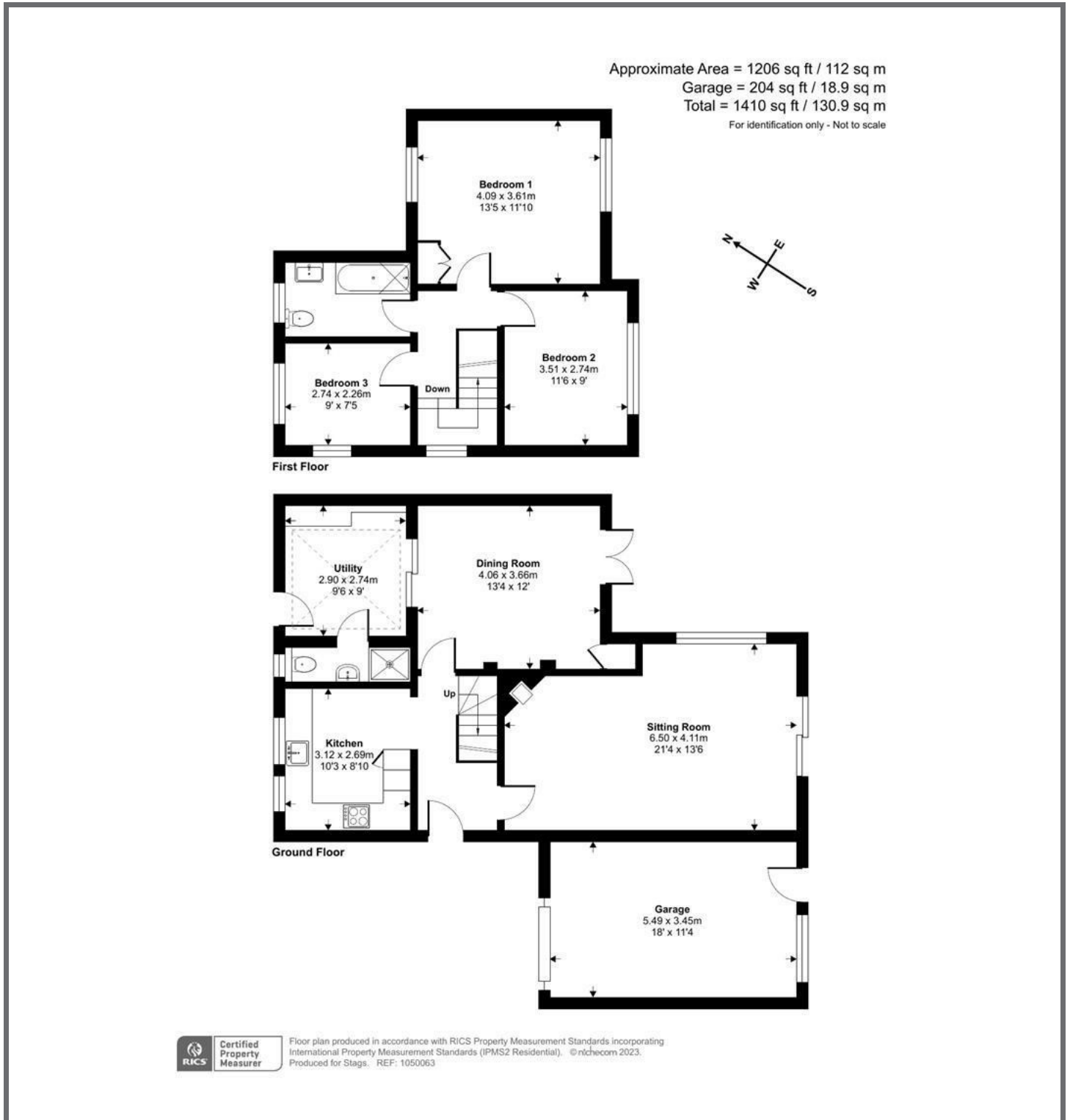
Mains electricity, gas, water and drainage.

#### DIRECTIONS

From the centre of Wellington, turn left into South Street, passing the school and then left at the mini roundabout. Continue along this road and just before the junction turn right into Pyles Thorne. You will see the property immediately on your left hand side.







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			82
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales			

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