



10 Hyacinth Terrace



Town Centre 0.5 mile / M5 (J26) 3 miles / Taunton 8 miles

A beautifully presented Victorian property situated close to the centre of Wellington.

- Five Bedrooms
- Family Bathroom
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Shower Room and Cellar
- Front and Rear Gardens
- Garage and Workshop
- Freehold
- Council Tax D

Guide Price £480,000

SITUATION

Located within walking distance to the centre of Wellington. The town offers an excellent selection of shopping, recreational and scholastic facilities together with easy access to the M5 motorway situated approximately 2 miles to the east. The County Town of Taunton is within 7 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

An attractive substantial Victorian property arranged over three floors offering a tremendous amount of flexible living space. In brief the accommodation consists of five bedrooms with a family bathroom, sitting room, dining room, spacious kitchen/breakfast room and shower room. Front and rear garden and garage and workshop.

ACCOMMODATION

The property in brief comprises of a solid front door with stain glass panel over, leading to the entrance lobby with tiled floor and further door to hallway with continuation of the flooring and stairs rising to the first floor. Sitting room with bay window to front, part wood panelled walls and storage cupboard, Fireplace with wooden surround and hearth with inset log burner. Dining room with sash window to front, fireplace and built in storage cupboard. Kitchen/Breakfast room with a range of wall and base units with work surfaces over, inset sink unit, space for range cooker with extractor over, space for fridge/freezer and plumbing for washing machine and dishwasher. There are French doors to the rear garden and

this room benefits from underfloor heating. Door to cellar. Door to rear lobby with access to front and rear. Shower room with low level WC, shower cubical and wash hand basin.

First floor comprises of the master bedroom to the front with exposed floorboards, fireplace and two built in wardrobes. Two further bedrooms and a family bathroom with claw foot bath, high level WC and wash hand basin.

Second floor with two further double bedrooms.

OUTSIDE

The property is approached via a path and steps leading to front door with area of garden to the front. To the rear is a pretty established garden with mature trees, plants and shrubs, area of patio and lawn. Garage and workshop with power and light with roller door.

VIEWING

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

SERVICES

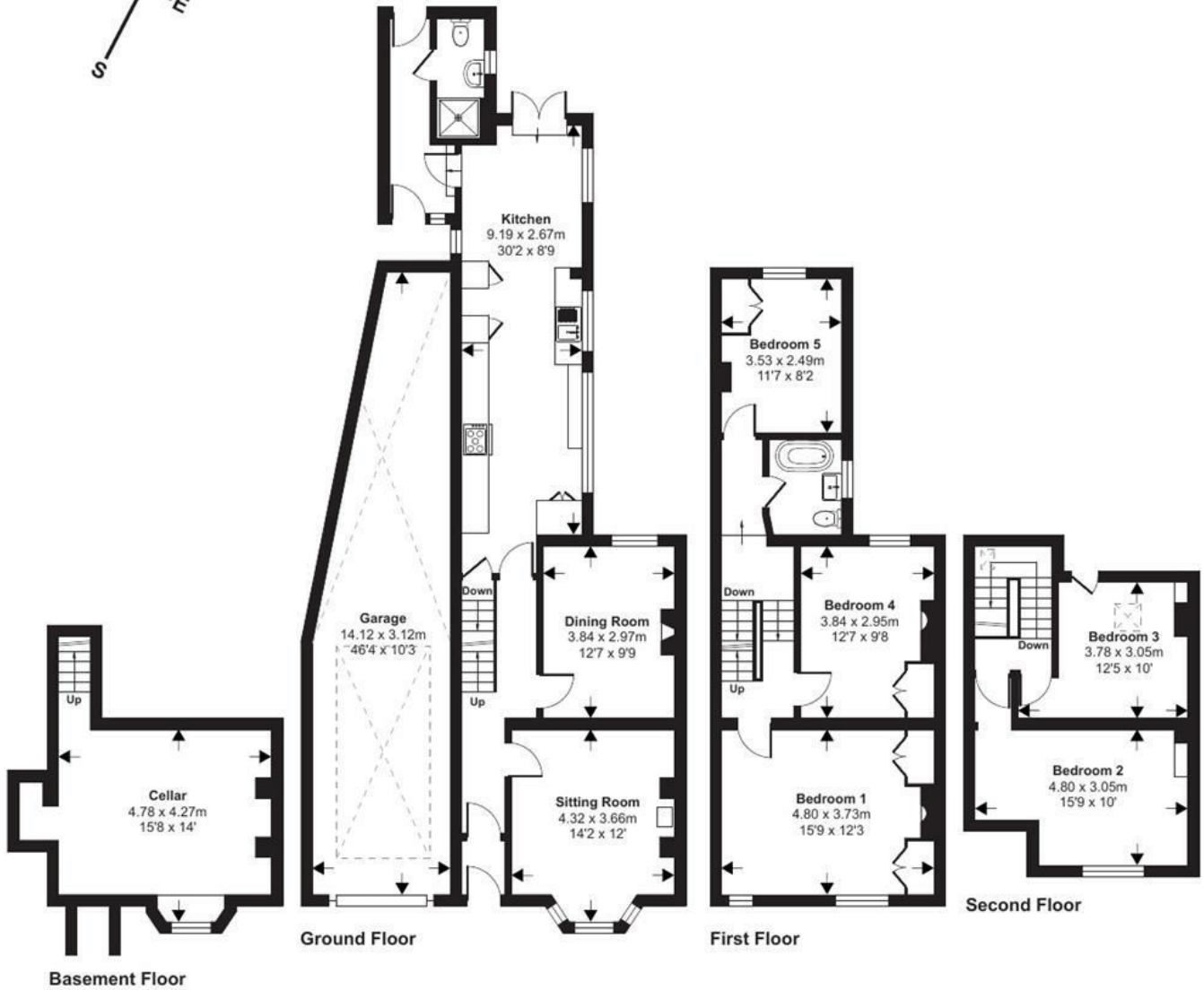
All mains services are connected.

DIRECTIONS

From the town centre head in the Exeter direction proceeding into Fore Street, which then becomes Mantle Street, and Hyacinth Terrace will be found on the right hand side.



Approximate Area = 1905 sq ft / 176.9 sq m
 Garage = 391 sq ft / 36.3 sq m
 Total = 2296 sq ft / 213.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Stags. REF: 1054774

These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



Energy Efficiency Rating		Current	Potential
(92-100) A	Green		80
(81-91) B	Light Green		
(69-80) C	Yellow	66	
(55-68) D	Orange		
(39-54) E	Red-Orange		
(21-38) F	Red		
(1-20) G	Dark Red		
Net energy-efficient - higher savings costs			
England & Wales		EU Directive 2002/91/EC	1-10

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