



39, Gregorys Crescent



Wellington Town Centre 1 mile | M5 (J26) 2 miles | Taunton 7 miles

A well presented 3 bedroom detached property located on a corner plot in popular modern development.

- Three Bedrooms
- Master En suite & Family Bathroom
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Established Gardens
- Garage & Parking
- Freehold
- Council Tax D

Guide Price £325,000

SITUATION

Situated in one of Wellington's popular locations, within walking distance of the town centre which offers an excellent range of shopping, recreational and scholastic facilities together with 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 well presented detached family home built by Bloor, the 'Trelissick' design. The accommodation, in brief, comprises a dual aspect sitting room, kitchen/dining room and cloakroom on the ground floor. On the first floor are 3 bedrooms, 1 with en-suite and a family bathroom. Outside is a garden and garage with parking to the front.

ACCOMMODATION

Part glazed front door to entrance hall with stairs to first floor, doors to cloakroom and to all principle rooms, with 'White Oak' Amtico flooring to the entrance hall, cloakroom and Kitchen/Diner. The sitting room is located to one side and spans the width of the property with window to front and French doors to rear garden. The Kitchen/Diner is open plan with a range of white gloss wall and base units with worksurfaces over and inset sink, integrated appliance to include Hotpoint fridge/freezer, hob with extractor hood over, dishwasher, Neff double oven and Siemens washing machine/tumble dryer. In the dining area there is room for a table and chairs with French doors to

garden.

To the first floor the landing has a storage cupboard and access to loft. There are three bedrooms with the master benefiting from a spacious en suite shower room and built in wardrobes. There is a separate family bathroom.

OUTSIDE

The rear garden is a particular feature and has been landscaped to provide an area of patio and lawn, with a range of flower and shrub borders. A pedestrian side gate leads around to the garage with driveway and parking for three cars.

SERVICES

All mains services are connected. This property has the benefit of standard broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

VIEWINGS

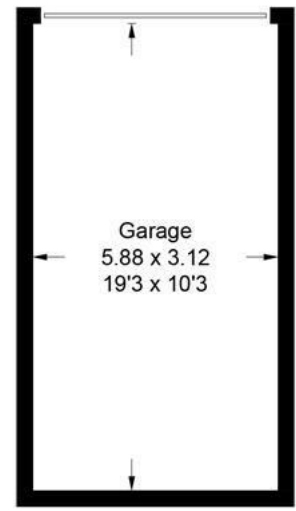
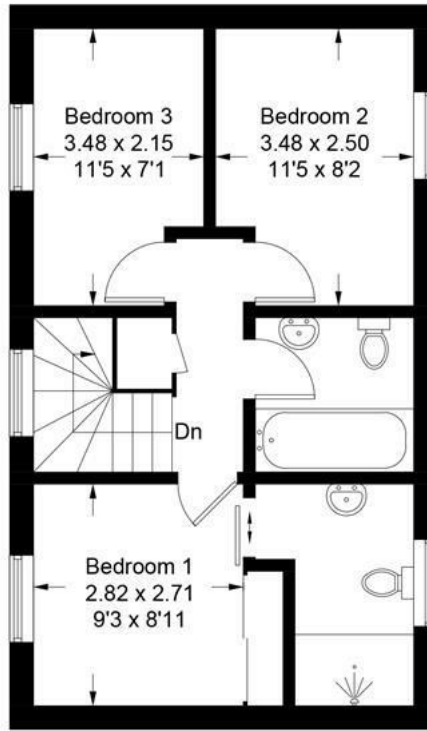
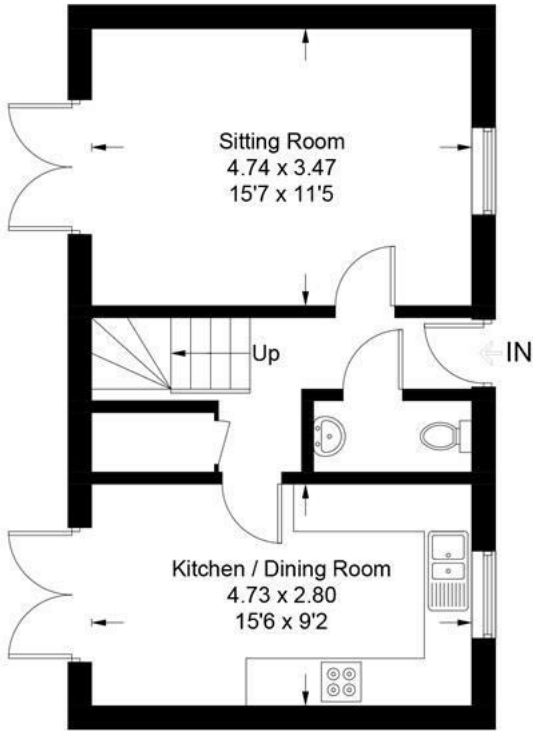
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From Junction 26 of the M5 motorway head towards Wellington and at the roundabout with the A38 take the second exit to Wellington and at the next roundabout continue straight ahead. At the next roundabout turn right into the Longforth Farm development. Continue along Normandy Row proceeding past the first turning for Gregorys Crescent on the left and then take the second turning on left into Gregorys Crescent where the property will be found after a short distance on the right hand side.



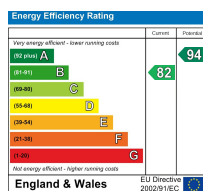
Approximate Gross Internal Area = 96.6 sq m / 1040 sq ft
(Including Garage)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1054306)

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.



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