



5, Halfyard Court

5, Halfyard Court, Wellington, Somerset TA21 9FR



Wellington Town Centre 0.9 miles : Taunton
6.miles : M5 (j26) 1.8 miles

A beautifully presented detached modern 3 bedroom property set in a pleasant position on the edge of Wellington.

- 3 Bedrooms
- Master En-Suite & Family Bathroom
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Rear Garden
- Garage & Parking
- Freehold
- Council Tax D

Guide Price £399,950

SITUATION

A well appointed family home within this popular new development located on the edge of Wellington town centre where an excellent range of shopping, recreational and scholastic facilities can be found. The M5 motorway is readily accessible within 1.8 miles of the property and the County Town of Taunton within 6.5 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

A modern detached property on the outskirts of Wellington boasting a sitting room, kitchen/dining room with integrated appliances and access to the garden, cloakroom, 3 bedrooms, master en-suite and a family bathroom. Outside there is a garden, garage and parking.

ACCOMMODATION

Through the front door into the hallway with stairs rising to the first floor, under stairs storage cupboard and doors to all rooms. Sitting room with window to the front. Kitchen/dining room with modern units with worksurfaces over, integrated double oven, hob with extractor over, integrated fridge freezer and 1 and a half bowl sink unit with window overlooking the garden. Dining area with door to the garden. Cloakroom with low level WC and wash hand basin with tiled splashback.

To the first floor are 3 bedrooms with the master benefiting from an en-suite with low level WC, wash hand basin and shower cubicle. The family bathroom has a window to the front, panelled bath, low level WC and wash hand basin.

OUTSIDE

The house is approached by a path leading to the front door. To the rear, the garden is enclosed by fencing and mainly laid to lawn with a gate giving access to the single garage with an up and over door. There is parking on the driveway.

SERVICES & AGENTS NOTE

All mains services are connected. As with many modern developments there is a contribution to the maintenance of the open spaces within the development which we understand was £156 during 2023.

VIEWINGS

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

DIRECTIONS

From the centre of Wellington, turn left into South Street and continue on this road, taking the left hand fork at the second roundabout. Continue to the end and turn left onto the A38. At the next roundabout, turn left and take the next turning left continue turning left at the T-Junction where the property will be found on the right hand side.

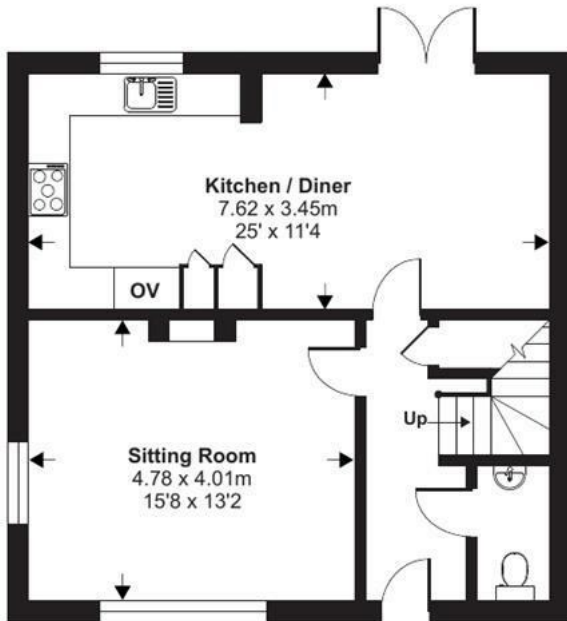
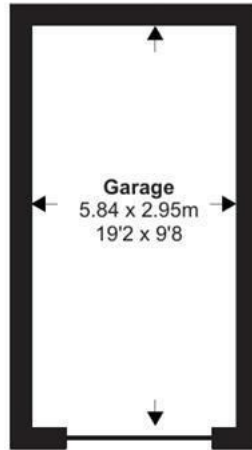


Approximate Area = 1266 sq ft / 117.6 sq m

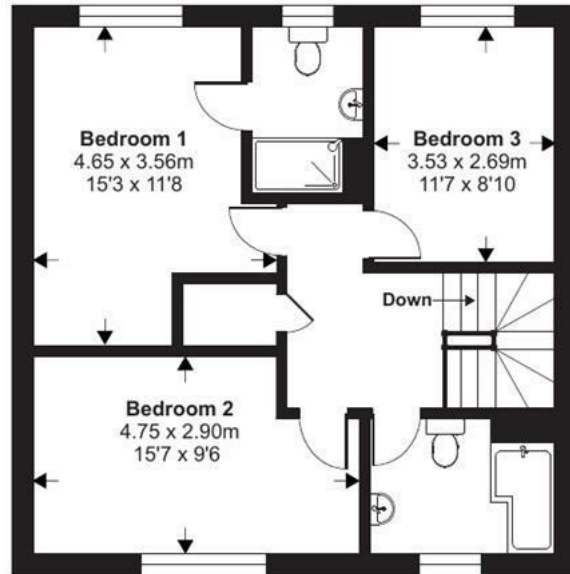
Garage = 190 sq ft / 17.6 sq m

Total = 1456 sq ft / 135.2 sq m

For identification only - Not to scale



Ground Floor

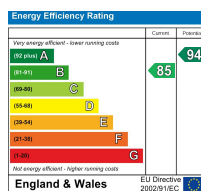


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1093715

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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