



19 Grange Close

19, Grange Close, Wellington, Somerset TA21 8PX



Wellington town Centre 0.5 mile | M5 (J26)
3 miles | Taunton 8 miles

A spacious 4 bedroom family home in a sought after area of Wellington

- Spacious Family Property
- Sitting Room & Dining Room
- Family Room
- Kitchen / Breakfast Room
- 4 Bedrooms
- Family Bathroom
- Established Gardens
- Double Garage and Parking
- Freehold
- Council Tax E

Guide Price £439,500

SITUATION

Grange Close is situated in one of Wellington's popular locations, within easy 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 situated on the eastern outskirts of the town. The County Town of Taunton is within 8 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 4 bedroom family home comprising sitting room and separate dining room, family room/study and utility, kitchen/breakfast room, shower room/cloakroom to the ground floor. To the first floor are the four bedrooms and a family bathroom. There are gardens to the front and rear with a garage and off road parking. The property benefits from double glazing and gas central heating as well along with solar panels fitted in 2012 which are owned outright and still has 13 years remaining of subsidies.

ACCOMMODATION

From the covered porch into the entrance hallway with a shower room, cloaks and storage cupboards and stairs rising to the first floor. Sitting room with window to the front and feature fireplace with wood burner. Dining room/Reception Room with patio doors to the rear garden. Family room/study with access back to the hallway and to the kitchen. Newly fitted kitchen/breakfast room with underfloor heating with two large windows with views to the garden, matching wall and base units with integrated oven and induction hob with extractor over and dishwasher and sink with views to the garden. The newly fitted utility room contains integrated washing machine and tumble drier. There is plenty of room for

dining furniture and a door to the garden.

Stairs rise to the first floor landing with doors to all rooms. There are four good sized bedrooms with the Bedroom 1 having an aspect to the front and built in wardrobes. Bathroom comprising a panelled bath, low level WC and vanity wash hand basin with storage below and an adjoining airing cupboard.

OUTSIDE

The rear garden offers a good amount of space, mainly laid to lawn with mature borders and mature cherry, fig and pear trees. There is a large patio area, ideal for entertaining with feature walling and flower borders and steps down to the garden. A pedestrian gate gives access to the front which is mainly laid to lawn with a mature cherry tree. To the front of the property is a driveway providing off-road parking and a double garage with an up and over door with light and power connected with doors to the rear and side access.

SERVICES

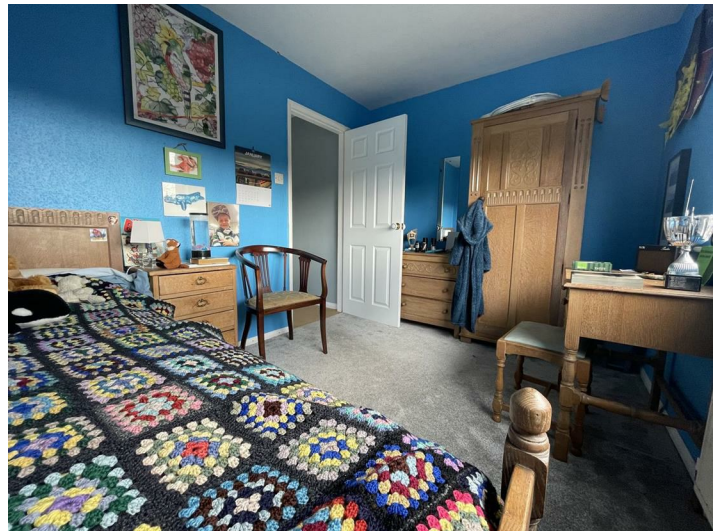
All mains services are connected. This property has the benefit of ultrafast broadband (Ofcom). Mobile coverage available inside & outside with Vodafone (Ofcom)

VIEWINGS

1823277121

DIRECTIONS

From Stags office in High Street, turn left onto South Street, continue to the mini roundabout and take the 2nd exit and continue along this road to Wellesley Park at the fork on the right. Further along the road on the right is Grange Close and No.19 is the first property on the right hand side.



Approximate Gross Internal Area = 133.0 sq m / 1431 sq ft
 Garage = 23.7 sq m / 255 sq ft
 Total = 156.7 sq m / 1686 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID931268)

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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