



78 Bramley Close



Wellington 1.1 miles | Taunton 6.5 miles |
M5(J26) 1.8 miles

A well appointed detached property located on a corner plot.

- Five Bedrooms (2 En-Suite)
- Family Bathroom & Separate Shower Room
- Spacious Sitting Room
- Dining Room
- Kitchen
- Utility & Cloakroom
- Established Rear Garden
- Double Garage & Parking
- Freehold
- Council Tax E

**Offers In Excess Of
£455,000**

SITUATION

Situated on the outskirts of Wellington town which 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

A detached property on a corner plot built by Barrett homes in 2009, located in a popular development overlooking a green space and wildlife pond. The accommodation provides five bedrooms with two en-suites, arranged over three floors. There is a spacious sitting room with a feature log burner, dining room, a well appointed kitchen and useful utility and cloakroom. Outside are landscaped gardens with the benefit of a double garage and parking.

ACCOMMODATION

Part glazed door to entrance hall, doors to all rooms. The sitting room, to the left, is the full width of the property and is dual aspect with a bay window to front and patio doors to rear garden. To the right is the dining room with bay window to front. The kitchen/breakfast room is located at the rear of the property with a range of wall and base units with work surfaces and inset sink unit, built in oven and hob with extractor over, fridge freezer, central island and space for table and chairs. Complimenting the ground floor is a useful utility and cloakroom.

On the first floor there are three

bedrooms, two with en-suites and a separate family bathroom. On the second floor there are two further bedrooms with a separate shower room.

OUTSIDE

The rear garden has been landscaped to provide a large patio area which is ideal for entertaining, with further area of lawn and a raised flower bed. The garden is enclosed by fencing. Gate to the front and access to the double garage and parking.

SERVICES

All mains services.

VEIWINGS

Strictly by appointment please with the vendors agents, Stags of Wellington.

DIRECTIONS

From our town centre office proceed in the Taunton direction passing through the traffic lights and continuing for approximately ½ a mile until you reach the 2nd roundabout. Take the 3rd exit into Torres Vedras Drive. Turn left into Bramley Close, bearing right as the road bends round to the left and the property is located on the left opposite the wildlife pond.

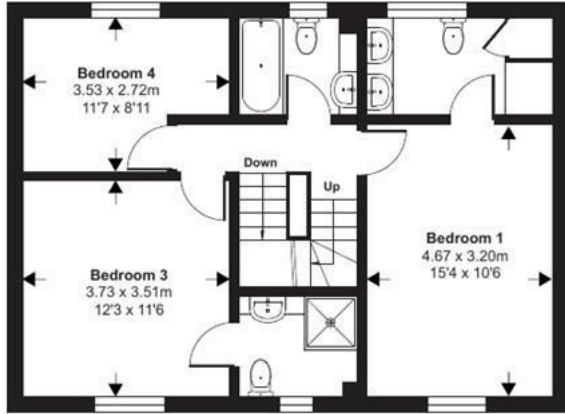
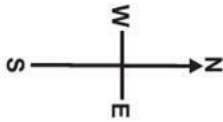


Approximate Area = 1792 sq ft / 166.4 sq m

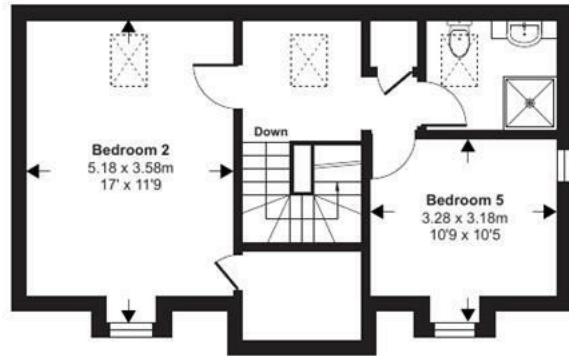
Garage = 306sq ft / 28.4 sq m

Total = 2098 sq ft / 194.8 sq m

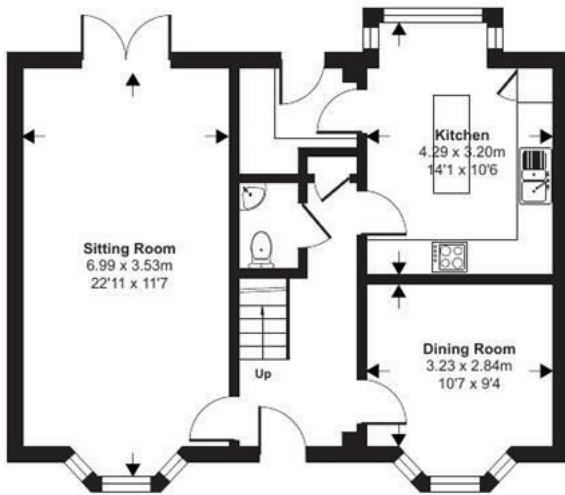
For identification only - Not to scale



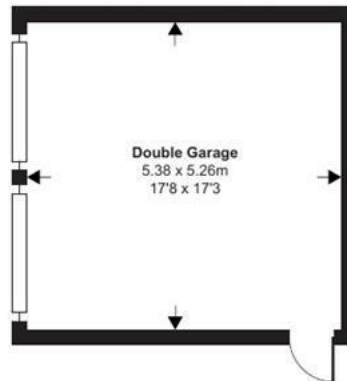
First Floor



Second Floor

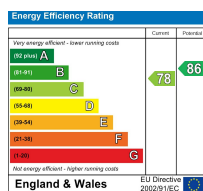


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1092026

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.



7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk