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Little Saxby

Little Saxby, South Street, Wellington, Somerset, TA21 8PA



Town Centre 150m M5 (J26) 2 miles  
Taunton 7 miles

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A well appointed period house close to Wellington School with extensive parking, garage and gardens.

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- Four Bedrooms
- Spacious Kitchen/Dining Room
- Two Bathrooms
- Two Reception Rooms
- Established Gardens
- Freehold
- Council tax E

Guide Price £550,000

### SITUATION

Situated in a private position set back from the main street with a level walk into the town centre and walking distance of Wellington school. Offering easy access to the main M5 motorway and A38 minutes from the property, along with the convenience of local shops, cafes and restaurants.

### DESCRIPTION

A semi-detached period town house tucked away from the main street, overlooking onto delightful gardens. The versatile accommodation provides 4 bedrooms with cloakroom, bathroom and shower room arranged over two floors, with annexe potential on the ground floor bedroom with W.C and wash basin and a large bay window. There is a family sitting room with wood stove and access into the lounge. Spacious kitchen/diner which spans the width of the property which is light and airy with lovely views over the garden. Outside are established gardens and garage with parking for a number of cars.

### ACCOMMODATION

Front door to entrance porch with door to hallway with stairs rising to the first floor and door into the ground floor bedroom. This room has feature fireplace, large bay window and cloakroom with W.C. and wash basin, which has the potential to easily convert to an annexe subject to the necessary consent. From the hallway is a door to the sitting room with exposed brick fireplace and log burner and access to the lounge/snug and kitchen/diner. The kitchen/diner offers great space for a family and has wall and base units with

work surfaces over and inset sink, a range cooker and central island, with plenty of room at the other end for a table and chairs. There is also a door to the garden.

The first floor has 3 double bedrooms and office, bedroom 1 being the largest front facing with large bay window. Adjacent is the family bathroom with bath and shower over, W.C. with wash basin. There is also a modern shower room and separate W.C. with wash basin on the first floor.

### OUTSIDE

The property is accessed by a roadside entrance onto a large paved driveway within mature trees and shrubs, that provides parking for several vehicles and access to the garage. Side access is available to the beautifully kept rear garden with lawn, mature bedding and patio adjoining the rear aspect of the house.

### SERVICES & AGENTS NOTE

All mains services.  
The property is subject to a flying freehold.

### DIRECTIONS

From our office in the centre of Wellington turn left at the traffic lights into South Street passing over a small mini roundabout. After approximately 100m and before the second mini roundabout the entrance to Little Saxby will be seen on the left hand side.



Approximate Area = 2019 sq ft / 187.6 sq m  
 Garage = 208 sq ft / 19.3 sq m  
 Outbuilding = 18 sq ft / 1.7 sq m  
 Total = 2245 sq ft / 208.6 sq m

For identification only - Not to scale

**First Floor**

Bedroom 3: 5.13 x 2.72m (16'10" x 8'11")  
 Bedroom 4: 5.13 x 2.01m (16'10" x 6'7")  
 Office: 2.31 x 1.93m (7'7" x 6'4")  
 Bedroom 2: 4.37 x 4.27m (14'4" x 14')

**Ground Floor**

Store: 1.68 x 1.02m (5'6" x 3'4")  
 Kitchen / Dining Area: 7.29 x 3.68m (23'11" x 12'1")  
 Sitting Room: 5.79 x 3.58m (19' x 12")  
 Snug: 4.83 x 3.48m (15'10" x 11'5")  
 Garage: 5.21 x 3.66m (17'1" x 12")  
 Bedroom 1: 6.38 x 4.27m (20'11" x 14')

Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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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
(91-100) A	(91-100) A		
(81-90) B	(81-90) B		79
(69-80) C	(69-80) C	63	
(59-68) D	(59-68) D		
(49-58) E	(49-58) E		
(39-48) F	(39-48) F		
(1-38) G	(1-38) G		
Net energy efficient - higher savings costs		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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