



62 Richards Close



Taunton - 6½ Miles, Wellington - ½ Mile,
M5 (J26) - 1½ Miles.

**A linked detached property
providing three bedrooms
in cul de sac position.**

- Three bedrooms
- Bathroom
- Sitting & Dining Room
- Kitchen
- Conservatory
- Garage & Parking
- Freehold
- Council Tax Band: C

Guide Price £279,000

SITUATION

Situated in this popular development, located within approximately half a mile of the town centre where an excellent range of shopping, recreational and educational facilities can be found. The M5 motorway is readily accessible within 1½ miles of the property and the County town of Taunton within 6½ miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

A three bedroom property, situated on the fringes of Wellington. The accommodation comprises of entrance hallway, sitting room, kitchen/diner, conservatory, three bedrooms, family bathroom, Outside are established gardens and garage. The property is being offered with no onward chain.

ACCOMODATION

Front door to entrance hall with stairs to first floor and doors to sitting room. The sitting room is a good size with window to front. Dining room which open into the kitchen, with double doors to conservatory. Kitchen with windows to rear, matching wall and base units with inset sink unit and tiled splashbacks. There is an integrated double oven, electric hob with extractor over. Conservatory with tiled floor and door to garden. On the first floor, Bedroom one has window to front, Bedroom two also has a window to rear with views overlooking the rear garden. Bedroom three has a window to front. The family bathroom comprises a wash basin, WC and bathtub.

OUTSIDE

The garden is level, mainly laid to lawn, with flower borders and is enclosed by fencing providing a safe space for children or pets. With a gated side path leading around to the front of the property. To the front of the property there is parking and garage.

SERVICES

All mains services. Electric storage heaters. This property has the benefit of superfast 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 the Stags office in Wellington, head South-East towards the B3187, turn right onto North Street, continue along turning right into Wardleworth Way, then turn left into Richards close, continue bearing right and right again where the property will found on the left hand side 62 Richards close.



Approximate Gross Internal Area = 80 sq m / 861 sq ft
 Garage = 12.7 sq m / 136 sq ft
 Total = 92.7 sq m / 997 sq ft

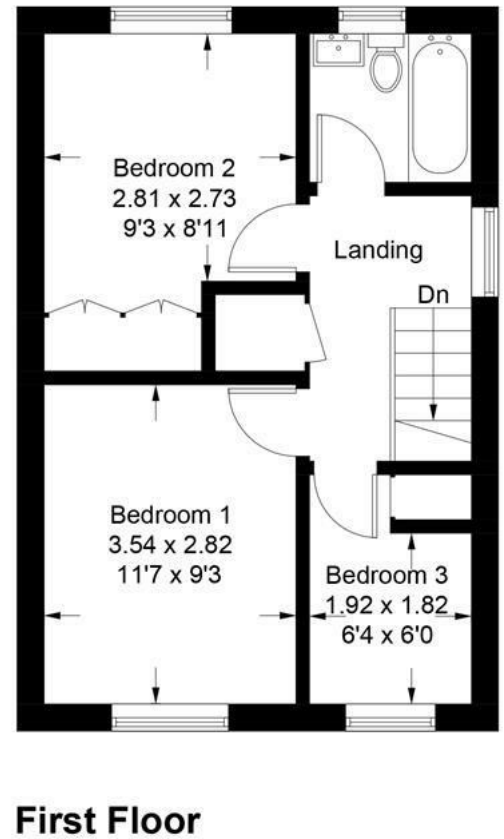
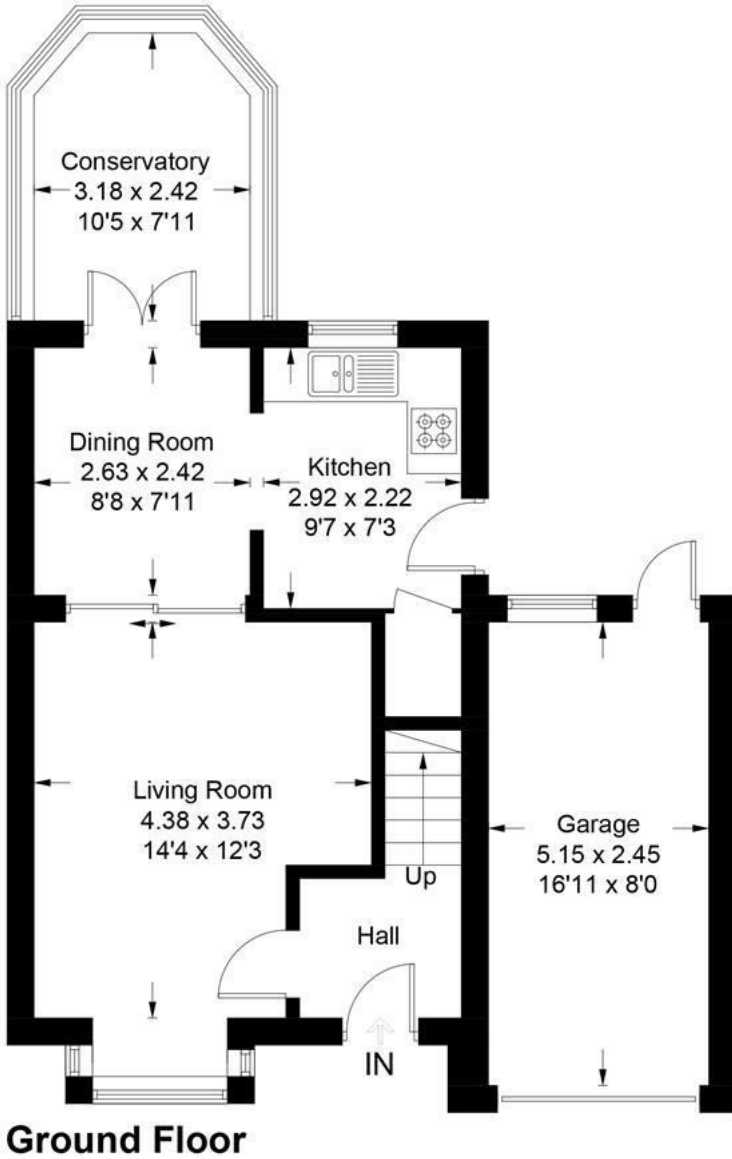
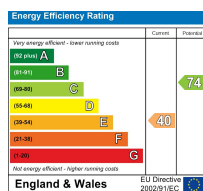


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1063152)

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