



9, Pyles Thorne Close

9, Pyles Thorne Close, Wellington, Somerset TA21 8EF



SITUATION

Situated in a popular area within 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 7 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

Believed to date back to 1952, 9 Pyles Thorne Close has undergone a full refurbishment and reconfiguration, and now offers well appointed flexible accommodation and is presented in show home condition with level gardens, parking and double garage. Located on one of the most prestigious residential streets in Wellington and set within a short level walk to the town centre. Offered for sale with no onward chain.

ACCOMMODATION

The accommodation comprises an entrance porch leading into an impressive hallway complemented by parquet flooring, with stairs rising to the first floor with access to all main principal rooms. The main dual aspect sitting room is flooded by natural light with feature bay window to front and French doors, to take full advantage of the views over the rear garden. The sitting room is further enhanced by a large oak mantel piece set on a slate hearth thus creating a real focal point to the room. Kitchen/dining room is a great entertaining/family space and comprises of a contemporary range of white high gloss wall and base units with contrasting worktops and upstands along with a double eye level oven, inset ceramic hob, integrated dishwasher and fridge, there is a useful walk-in larder for everyday essentials. The adjoining utility/shower room has matching wall and base units with space for a washing machine. There is also a walk-in shower cubicle, low level W.C and hand wash basin. Completing the ground floor is a conservatory with tiled flooring with electrics and door to the rear garden.

To the first floor there are four bedrooms with the master benefiting from being dual aspect and providing a dressing room and ample storage with views to the hills. Completing this floor is a modern fully tiled family bathroom with white suite, double walk-in shower, vanity unit and heated towel rail.

OUTSIDE

Set back from the road the property provides parking for four/five vehicles and enjoys an area of mature shrubs providing privacy. The level rear garden is fully enclosed, predominately laid to lawn with a range of mature plants and shrubs, two patio areas. In addition, there is power and water connected to the rear of the garden for a hot tub. Useful workshop/shed which is insulated, has power and light. The double garage benefits from an electric roller door and plenty of eaves storage with a private door leading into the rear garden.

VIEWINGS

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

SERVICES

All mains services. This property has the benefit of superfast broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

DIRECTIONS

From the Wellington town centre turn into South Street and proceed past Wellington School, take the left fork at the second mini roundabout take the second left into Pyles Thorne Close then right into the continuation of Pyles Thorne Close where the property will be seen on the left hand side

Wellington town 0.5 miles/Taunton 6 miles/M5 (J28) 1.4 miles

An individual family home
comprehensive refurbishment in
sought after area of Wellington.

- Comprehensive Refurbishment
- Prestigious Residential Street
- Four Bedrooms & Family Bathroom
- Open Plan Kitchen/Dining Room
- Sitting Room, Conservatory & Utility/Shower Room
- Large Level Gardens
- Double Garage & Parking for 4-5 vehicles
- No Onward Chain
- Freehold
- Council Tax F

Guide Price £615,000



9 Pyles Thorne Close

Approximate Gross Internal Area = 167.8 sq m / 1807 sq ft

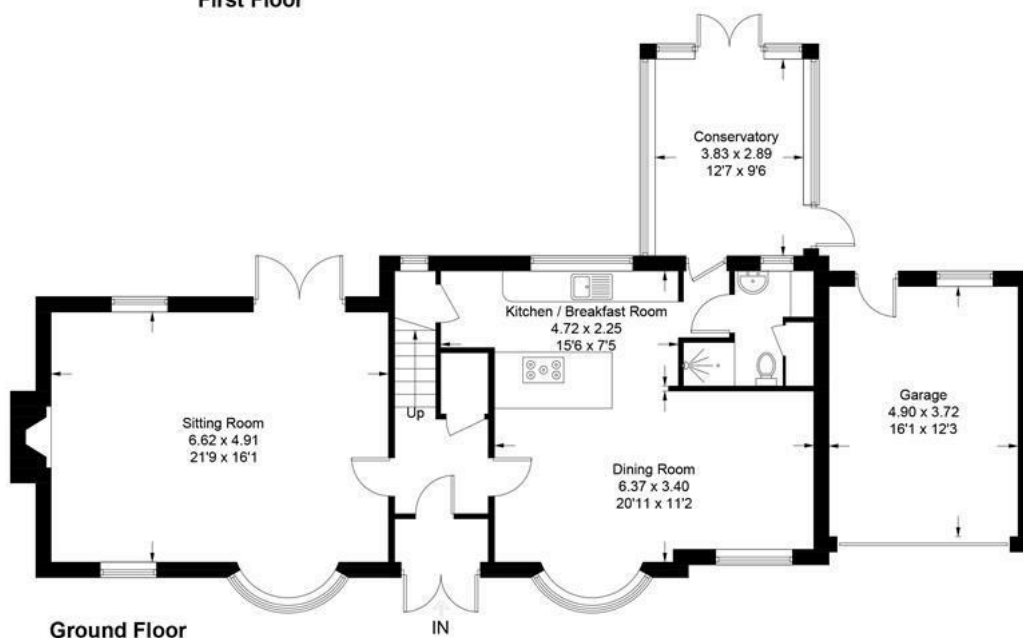


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069187)

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			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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