



Shortlanesend



Wellington 3 miles Taunton 4 miles M5 (J26) 2.5 miles

A three bedroom detached house with garage and garden tucked away in the heart of this sought after village.

- Three Bedrooms
- Bathroom & Wet Room
- Sitting Room
- Kitchen/Dining Room
- Utility
- Front & Rear Garden
- Garage
- Freehold
- Council Tax F

Guide Price £425,000



SITUATION

Situated in the heart of this sought after village which lies approximately 4 miles from both Taunton and Wellington. Within the village there is an ancient church, village hall, several clubs and associations and a popular pub together with a small general store. Oake Manor Golf Club is only 2 miles from the property and the M5 motorway providing excellent links to the rest of the country approximately 3 miles. The County Town of Taunton offers an excellent selection of shopping, recreational and scholastic facilities together with a main line rail link to London Paddington.

DESCRIPTION

A three bedroom detached house constructed principally of brick exterior elevations and is set beneath a tiled roof. The property benefits from wooden double glazed windows and gas heating. The property has an enclosed rear garden together with a garage. The property is offered with no onward chain.

ACCOMODATION

Canopy entrance porch with part glazed door to entrance hall with wooden floor, under stairs storage cupboard and doors to all rooms. Sitting room with feature fireplace with inset log burner and continuation of wooden floor. Kitchen/Dining room with a range of wall and base units with worksurfaces over, built in oven, hob and dishwasher. one and half bowl sink unit and seating area at one end of the room with patio doors to the garden. Utility with range of units with worksurfaces over, inset sink, wall mounted boiler and part glazed door to

side. Off the hall there is also a wet room.

On the first floor are three double bedrooms with the master benefiting from built in wardrobes along one wall and an en suite shower room (This master bedroom currently has a lift in situ but the owners have made enquiries for it to be removed - please ask for further details) Family Bathroom comprising bath with shower over, WC and vanity wash hand basin.

OUTSIDE

To the rear is an area of patio and lawn, with a range of mature plants and shrubs with gate to front and access to the garage. Garage with power and light.

VIEWINGS

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

SERVICES

Mains drainage, electricity, gas and water. Gas central heating.

DIRECTIONS

From Wellington take the A38 towards Taunton turning left opposite the Worlds End Public House signposted Bradford on Tone. Follow the road into the village and as the road bends sharp left take the right hand turning into Back Lane. Continue down and Shortlanesend will be found on the right hand side



Approximate Area = 1377 sq ft / 127.9 sq m
 Garage = 294 sq ft / 27.3 sq m
 Total = 1671 sq ft / 155.2 sq m
 For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1116341

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
(92-100) A	(81-91) B	(72-82) C	83
(69-80) D	(55-68) E	(35-54) F	
(2-68) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales			

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