



3, Chelston Terrace



3, Chelston Terrace, Chelston, Wellington, TA21 9HT



Wellington Town Centre 1.2 miles , Taunton 5 miles , M5 (J26) 1 mile , Exeter City Centre 27 miles

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## A three bedroom double fronted mid terrace period property.

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- Mid Terrace Property
- Three Bedrooms
- Bathroom
- Kitchen/Breakfast Room
- Two Reception Rooms
- Large Mature Rear Garden
- Freehold
- Council Tax Band - B

Guide Price £250,000

### SITUATION

Chelston Terrace sits on the outskirts of Wellington which is a popular market town boasting an assortment of both independently run shops and larger national stores to include the well renowned Waitrose whilst also benefiting from a range of educational and leisure facilities a Sport Centre, cinema and the Cleve Hotel & Spa. The landmark Wellington monument showcases extensive views across the Blackdown Hills which is an Area of Outstanding Natural Beauty. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just out.

### DESCRIPTION

A mid terraced period property comprising of three bedrooms, bathroom, spacious living room, dining room/bedroom, kitchen/breakfast room, brick outbuilding, pond, mature trees and seating area.

### ACCOMMODATION

Door to entrance hall with doors to all rooms and stairs to first floor. Dining room/Bedroom 4 with window to front. Sitting room with window to front with fireplace with gas fire. Doors to kitchen with windows to rear and door to rear garden that overlooks open fields. With a range of wall and base units with worksurfaces over, double oven and induction hob and space for appliances.

On the first floor there are two double bedrooms and a further single.

### OUTSIDE

To the front of the property is a low level wall with gate and pathway leading to the front door. (This area could be changed to provide parking subject to the necessary consents/planning) To the rear of the property is level garden with many areas of interest including mature trees and shrubs, seating area, pond and a brick outbuilding. The garden backs on to open fields.

### VIEWINGS

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

### SERVICES

Mains drainage, electricity, gas and water. This property has the benefit of superfast broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

### DIRECTIONS

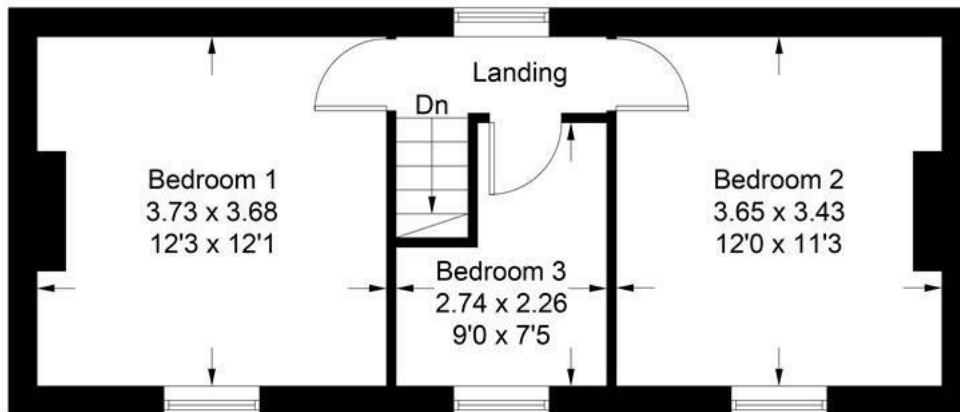
From our office in the High Street proceed through the traffic lights (Easterly direction, towards Taunton), take the 2nd exit at Chelston roundabout and 3 Chelston drive will be on the right hand side.



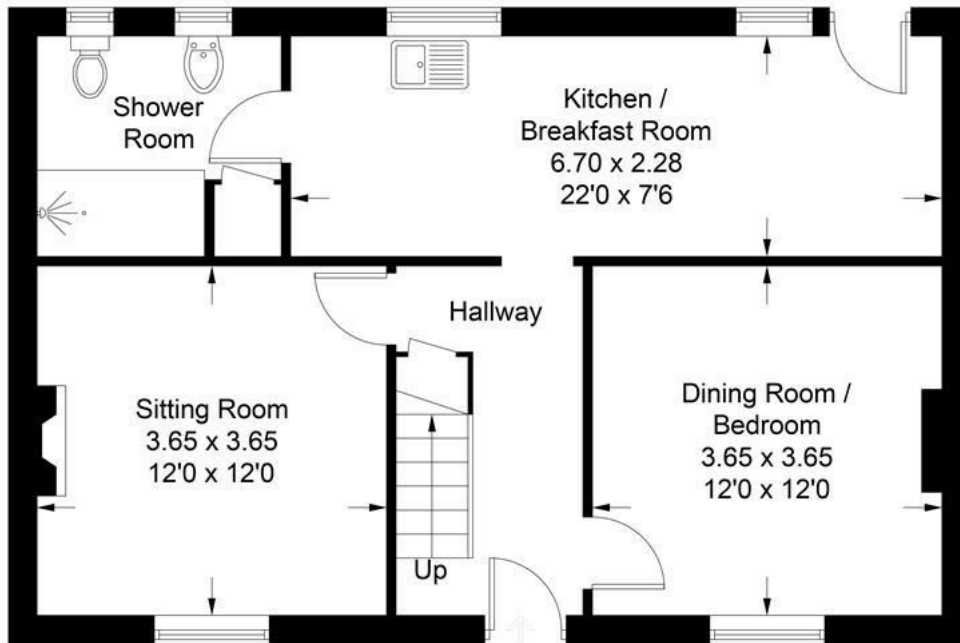




Approximate Gross Internal Area = 91.9 sq m / 989 sq ft



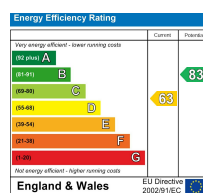
**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068046)

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.



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