



29 Pear Tree Way



Taunton/M5 (J25) 6.5 Miles. M5 (J26) 2 Miles. Wellington Town Centre 1 Mile.

A modern, three bedroom detached house situated on the fringes of Wellington.

- Three Bedrooms
- Bathroom & En-suite
- Open Plan Kitchen/Diner
- Sitting Room
- Front & Rear Garden
- Garage & Parking
- Convenient access to A38 & M5
- Council Tax Band D
- Freehold

Guide Price £315,000

SITUATION

Situated on the outskirts of Wellington town Pear Tree Way is in walking distance to all day-to-day amenities that can be found in this popular town. These amenities include an excellent selection of shopping, recreational and scholastic facilities together with easy access to the M5 motorway, situated approximately 2 miles to the east. The county town of Taunton is within 6.5 miles where an even greater selection of facilities can be found together with a main line link to London Paddington in under two hours. The Blackdown Hills, which have been designated as an Area of Outstanding Natural Beauty, are situated nearby and provide excellent opportunities for walking and riding with an abundance of footpaths and bridleways.

DESCRIPTION

A detached property situated on a corner plot, nestled on the outskirts of Wellington in a popular development. The accommodation provides three bedrooms with one en-suite and family bathroom. There is a spacious sitting room with dual aspect, a kitchen/dining room, downstairs W.C. and storage cupboard. Outside is a level rear garden, garage and off road parking for one vehicle.

ACCOMMODATION

Door to entrance hall, with doors to all rooms and stairs to first floor. The sitting room to the left is the full width of the property and is dual aspect. To the right is the useful downstairs W.C. The kitchen/dining room is located at the rear of the property with a range of wall and base units, work surfaces, inset sink

unit, built in oven and hob with extractor over, space for fridge/freezer and table and chairs.

On the first floor there are three bedrooms, master bedroom with en-suite shower room, a good sized double with built in storage cupboards and a further single and family bathroom.

OUTSIDE

A pedestrian path leads to the front door as well as the side gate into the rear fully enclosed South-Easterly facing garden, which is mostly laid to lawn with a raised flower bed. To the front is a attractive lawned garden. The driveway provides parking for one vehicle in front of the garage.

VIEWINGS

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

SERVICES

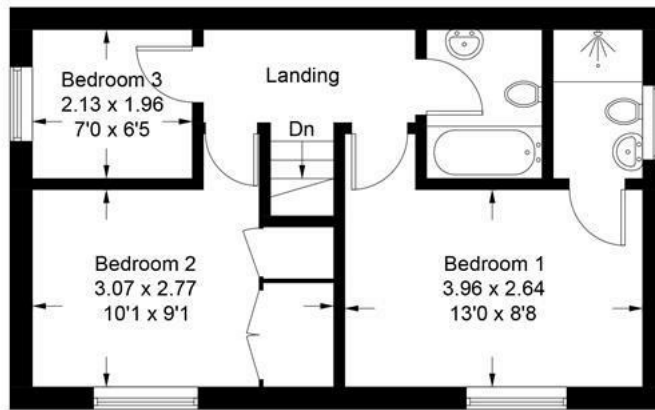
Mains electricity, gas, water and drainage. Gas fired central heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage available inside & outside with EE, Three, Vodafone (Ofcom).

DIRECTIONS

From Taunton proceed along the A38 towards Wellington, continue along this road and at the roundabout take the 3rd exit onto the B3187/Taunton Road. At the next round about take the 1st exit onto Torres Vedras Dr and then turn right to stay on Torres Vedras Dr. Take the first right onto Pear Tree Way and the property can be found after a short distance on the left hand side.



Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft



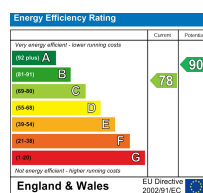
First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1072592)

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