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10 Longforth Road

10, Longforth Road, Wellington, Somerset TA21 8RQ



Wellington Town Centre M5 (J26) 2 miles  
Taunton 7 miles

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A three bedroom semi detached property situated in the Eastern Fringes of Wellington.

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- Three bedrooms
- Two Reception Rooms
- Family Bathroom
- Kitchen/Breakfast Room
- Downstairs WC.
- Front & Rear Garden
- Council Tax Band B
- Freehold

Guide Price £269,000



### SITUATION

The town centre is within 1 mile where an excellent selection of shopping, recreational and scholastic facilities can be found 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

A spacious semi-detached property, providing three bedrooms, a family bathroom on the first floor. On the ground floor is a spacious sitting room, dining room, kitchen/breakfast room and W.C. Outside there are gardens to the front and rear.

### ACCOMMODATION

UPVC double glazed doors to hallway. Hallway with stairs to first floor, with doors to the dining room, with window to front, wooden floor and door to kitchen. Sitting room, dual aspect with windows to the front and rear. Closed fireplace, radiator and door to kitchen. Kitchen with window to the rear. stainless steel sink, plumbing for washing machine, space for electric cooker with extractor over. pantry with storage shelving around three sides. Cloakroom with WC and pedestal wash hand basin. Landing with hatch to loft which is boarded, window to the rear. and two built in cupboards. Bedroom one and two have windows to front, radiator and both are double rooms. Bedroom three has a window to the rear and radiator, a single room. Bathroom with privacy

glass window to the rear, bath with mixer tap shower, WC and pedestal wash hand basin.

### OUTSIDE

The front of the house is accessed via steps leading to front door with further potential for parking subject to the necessary consents. The rear garden consists of a patio area with steps leading to a large lawn section, With mature plants and shrubs

### SERVICES

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

### VIEWINGS

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

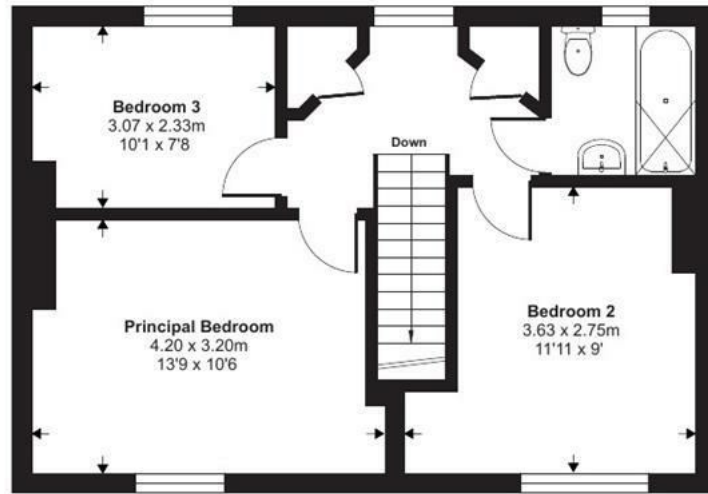
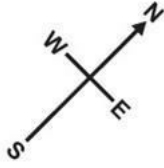
### DIRECTIONS

From the Wellington office continue through the high street turning left at the traffic lights and 10, Longforth Road can be found on the right hand side.

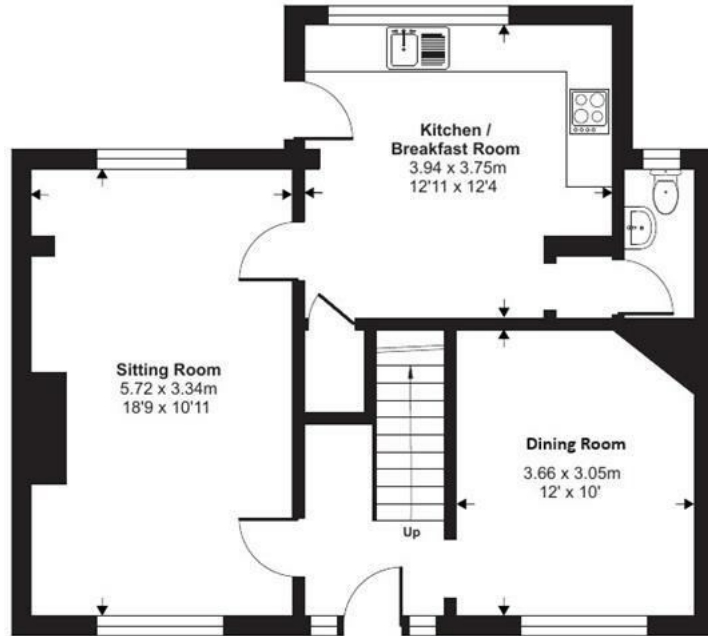


Approximate Area = 1124 sq ft / 104.4 sq m

For identification only - Not to scale



First Floor

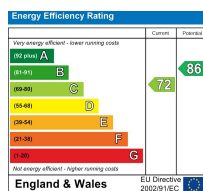


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1124196

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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