



Mill Cottage



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

An individual three bedroom detached property with vey large outbuilding/workshop, located on the outskirts of Wellington.

- Three Double Bedrooms
- Master Bedroom with En Suite
- Kitchen/Breakfast Room
- Two Reception Rooms
- Conservatory
- Established Gardens
- Workshop/Outbuilding/Garage
- Freehold
- Council Tax Band - D

Guide Price £580,000

SITUATION

The property is situated about 1.2 miles from Wellington town centre and just 1 mile from Junction 26 of the M5 motorway. To the East, Taunton is a further 5.5 miles and to the South West, the city of Exeter is just 27 miles away.

DESCRIPTION

An individual detached property comprising of three bedrooms with the master benefitting from an en-suite, family bathroom, spacious living room, kitchen/breakfast room, dining room, cloakroom, conservatory and established gardens and a useful very large outbuilding/workshop and parking. The property has a wealth of character and charm with exposed beams, an internal inspection is recommended.

ACCOMMODATION

Entrance hall with doors to all rooms. Cloakroom. Living room with exposed beams and stone work, wood burning stove, double doors to the rear garden. Kitchen, again with exposed beams. A range of wall and base units with worksurfaces over, integrated double oven with hob, two fridges, freezer, washing machine and dishwasher. Tiled floor and splash backs, door to rear garden. Dining room with window to rear and french doors to the spacious conservatory with patio doors to the garden.

To the first floor are three double bedrooms with exposed beams and a family bathroom. The master bedroom benefits from an en-suite.

SERVICES

Mains electricity and water. Private

drainage - Cesspool joint with Mill House. Oil fired heating. This property has the benefit of standard broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

OUTSIDE

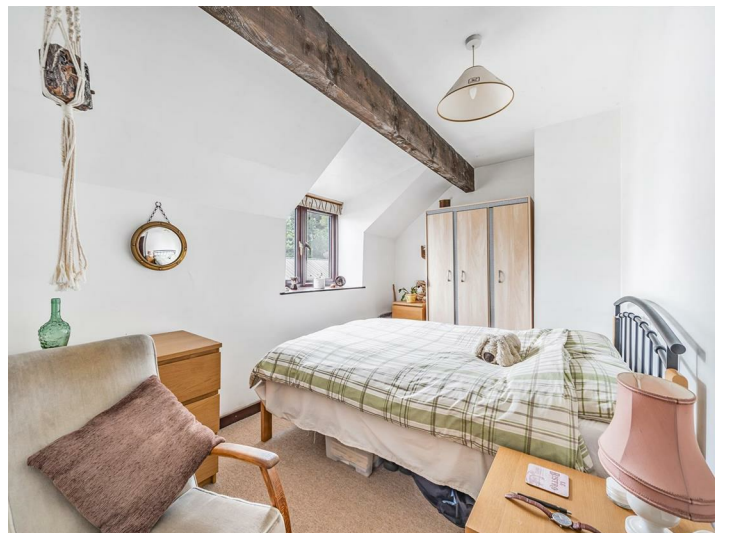
The property is approached via a shared drive with parking for one car to the front and further parking to rear, Adjoining the property is a useful large outbuilding/workshop/garage with power and light which offers potential for a variety of uses subject to consents. The garden is a particular feature giving a good degree of privacy and well stocked with mature plants and shrubs, feature pond, area of shingle and lawn, enclosed by fencing with double wooden gates to side.

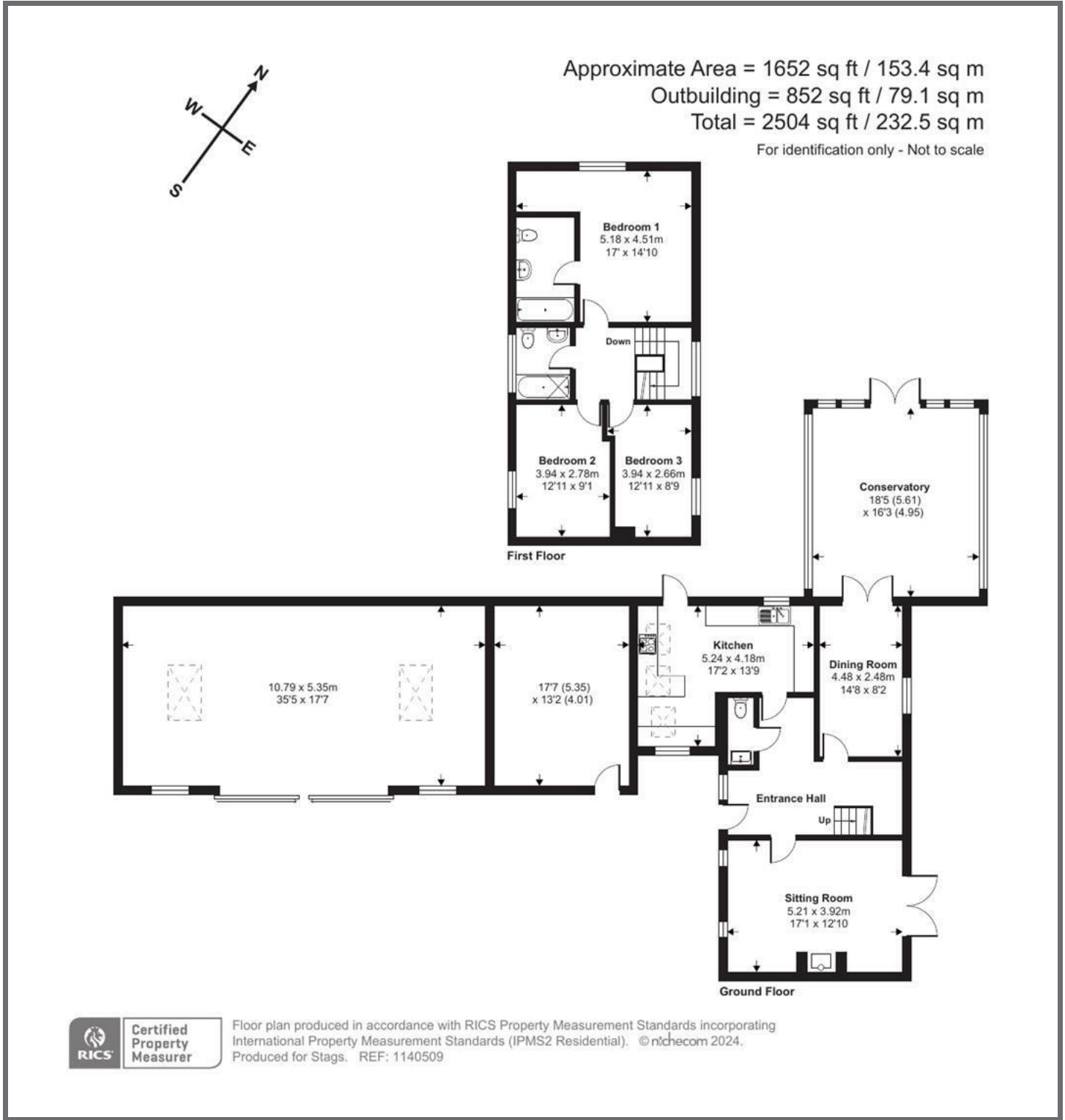
VIEWINGS

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

DIRECTIONS

From our office in the High Street proceed through the traffic lights (Easterly direction, towards Taunton). Follow the road out of Wellington and just before the Chelston roundabout take the sharp turning on the left (opposite the entrance to Ken Coles Farm) Continue along this lane and the property will be found on the right hand side.





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	(69-88) C	(55-77) D
(55-68) E	(35-54) F	(15-44) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		73	41

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