



50 Prices Avenue

50, Prices Avenue, Wellington, Somerset TA21 8DS



Approximate distance from; Wellington Town Centre 0.8 miles - Junction 26, M5 2 miles

A well presented four bedroom detached property within walking distance to Wellington town centre.

- Four Bedrooms
- Family Bathroom & En-Suite
- Two Reception Rooms
- Kitchen/Dining
- Office/Playroom
- Garage & Parking
- Council Tax Band E
- Freehold

Guide Price £430,000

SITUATION

Situated in this popular development located within approximately half a mile of Wellington town centre where an excellent range of shopping, recreational and scholastic facilities can be found. The M5 motorway is readily accessible within 1.5 miles of the property and the County Town of Taunton within 6.5 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

This well presented detached property is situated on the edge of this popular development. In brief the property comprises of an entrance hall, cloakroom, kitchen/dining, utility, sitting room and office/playroom. On the first floor are four bedrooms (one of which en-suite), family bathroom, Outside are landscaped gardens, single garage and parking. Viewing is recommended.

ACCOMMODATION

Covered entrance porch and front door into welcoming hallway, stairs raising to first floor with understairs cupboard. To the left is the office/playroom which has a pleasant aspect to the front. Cloakroom with wash hand basin and WC. Door into the kitchen/dining room, with patio doors to garden and velux windows, with a range of wall and base units with work surfaces over, 1½ bowl sink unit and drainer. There is built in Siemens appliances, fridge/freezer, dishwasher, double oven and hob with extractor over. Utility area with space and plumbing for washing machine and tumble dryer and door to driveway. Spacious sitting room with patio doors to garden. First floor landing with doors

to all rooms. Four good sized bedrooms with bedroom one offering an ensuite shower room,. The family bathroom has a modern white suite with wash hand basin, WC, bath with hand held shower mixer, window to side.

OUTSIDE

The rear garden has been landscaped with patio and area of lawn, with two raised beds. Enclosed by fencing and gate give access to the drive and garage. Garage with up and over door and parking for several cars.

SERVICES

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

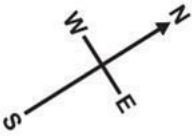
VIEWINGS

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

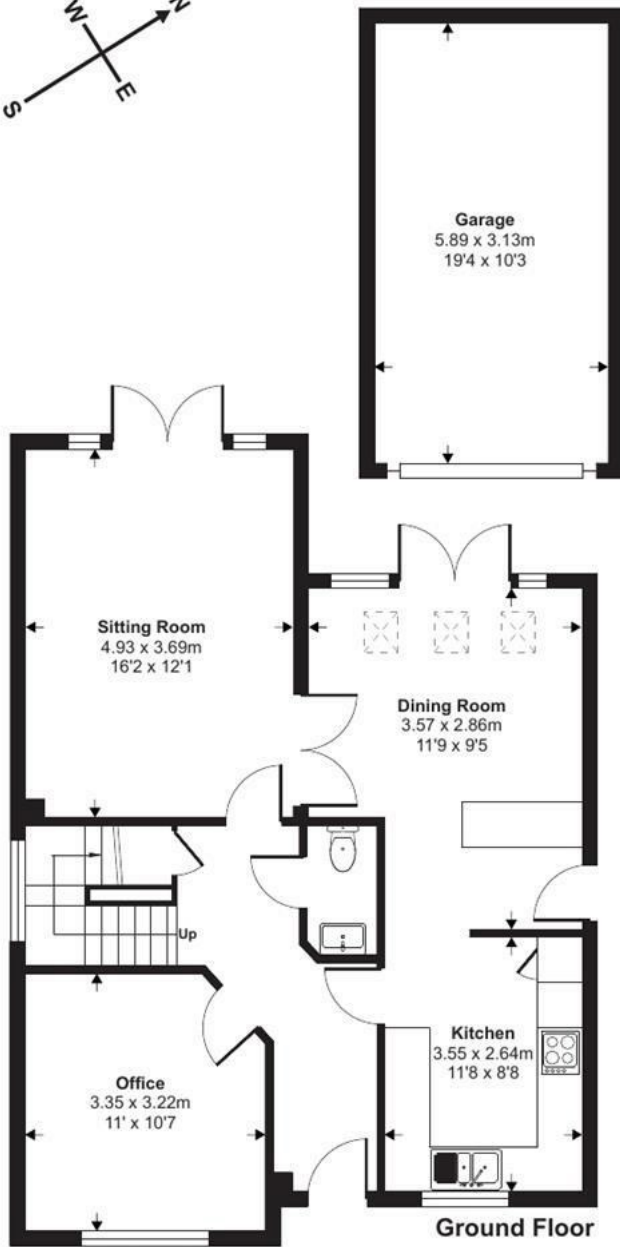
DIRECTIONS

From our Stags office in Wellington proceed along the High Street, through the traffic lights onto Taunton Road. After approximately 700 yards take the first exit onto Lillebonne Way. Continue along Lillebonne Way and take your first right hand turning onto Prices Avenue, take the first right hand turn and follow this road to the left where you will find the property on the left hand side

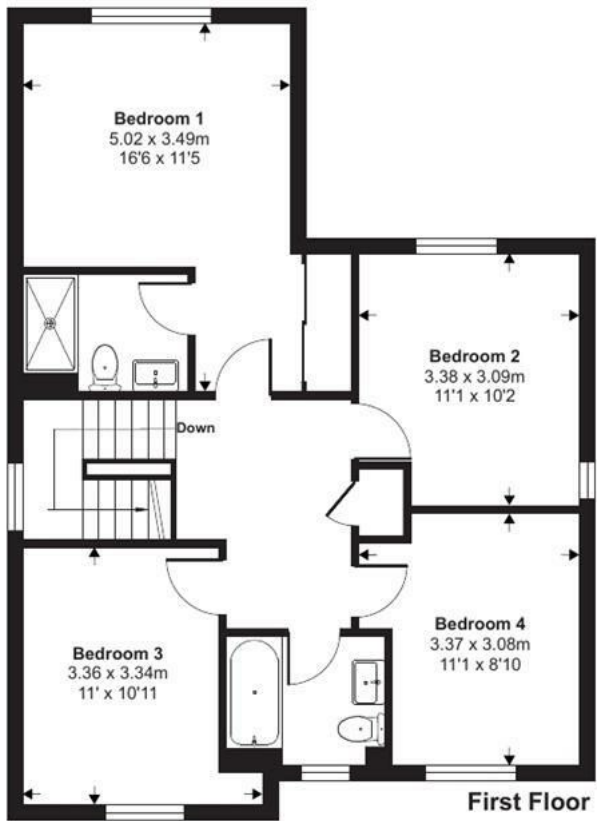





Approximate Area = 1431 sq ft / 132.9 sq m
 Garage = 198 sq ft / 18.3 sq m
 Total = 1629 sq ft / 151.2 sq m
 For identification only - Not to scale



Ground Floor

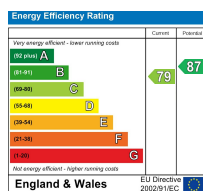


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1160844

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