



116a Mantle Street

116a, Mantle Street, Wellington, TA21 8BG



Town Centre 0.5 mile | M5 (J26) 3 miles |  
Taunton 8 miles

**A well presented four  
bedroomed semi detached  
family home with garden and  
parking**

- Four Bedrooms
- Bathroom
- Kitchen & Utility
- Open Plan Sitting/Dining Room
- Rear Garden
- Off-Road Parking For 3 Vehicles
- Recently Modernised
- Freehold
- Council Tax Band - B

**Guide Price £325,000**

### **SITUATION**

A well appointed family home located within approximately half a mile of Wellington town centre where an excellent range of shopping, recreational and scholastic facilities can be found. Close to open fields for great dog walks up to hilly head. 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**

A well presented extended four bedroom semi-detached family home which has been updated throughout, within walking distance of Wellington town. Open plan sitting/dining room and kitchen, utility, downstairs W.C, with four bedrooms and family bathroom to the first floor. Outside is established enclosed garden and parking to front. Viewing recommended.

### **ACCOMMODATION**

Front door leads into the spacious open plan living/dining room with feature fireplace and patio doors to rear. Opening into the kitchen which has recently been fitted with a range of wall and base units with work surfaces over, inset sink and drainer, inset double oven, island with induction hob, built in fridge/freezer and dishwasher. Further patio doors to rear garden. Off the kitchen is a good sized utility with work surfaces and with space and plumbing for washing machine and space for tumble dryer. Off the living room is a door to inner hallway with stairs rising to the first floor and a door to cloakroom.

The first floor landing leads to all rooms, bedroom one is a spacious double room with wardrobes along one wall and windows to the front, there are three further good sized bedrooms. Family Bathroom which has been recently fitted, comprising of a paneled bath with shower over, WC and wash hand basin and tiled walls.

### **OUTSIDE**

A path gives access from the front to the rear of the property, the garden is two tiered with an area of patio and steps lead to an area of lawn. Off road parking to the front of the property.

### **SERVICES**

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

### **VIEWINGS**

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

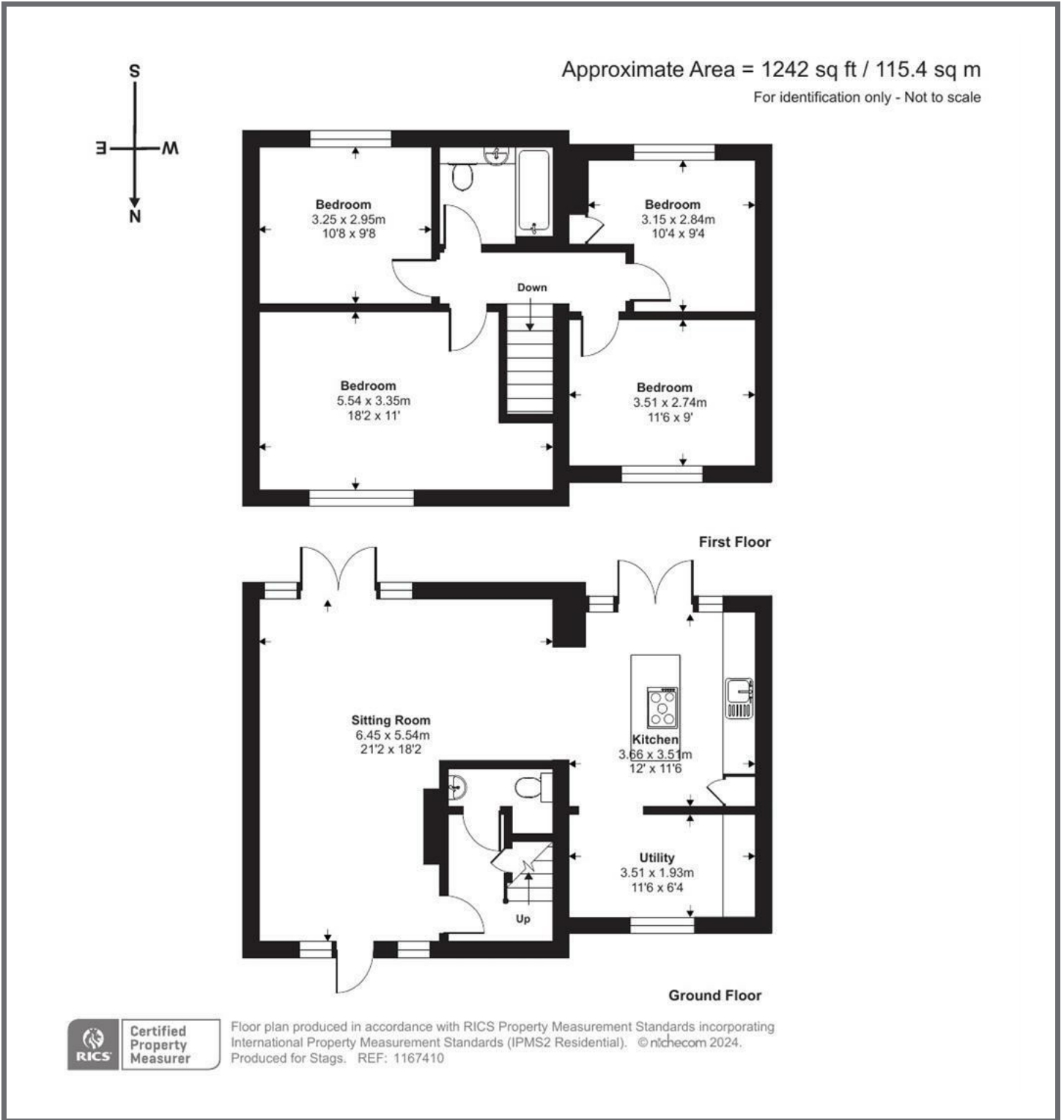
### **DIRECTIONS**

From the Stags offices at the traffic lights and continue straight across into Fore Street and follow until it changes to Mantle Street, the property can be found on the left hand side.

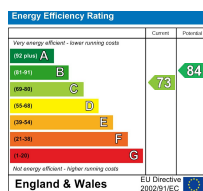








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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