



4 Pear Tree Way

4, Pear Tree Way, Wellington, TA21 9AB



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

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

- Four Bedrooms
- Open Plan Kitchen/Diner
- Family Bathroom & Ensuite
- Sitting Room & Study
- Front & Rear Garden
- Garage & Parking
- Convenient access to A38 & M5
- Freehold
- Council Tax Band E

Guide Price £485,000

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 updated detached property with larger than average plot situated on the outskirts of Wellington in a popular development. The accommodation provides four bedrooms with master en-suite and family bathroom. Entrance hallway, cloakroom, study, spacious sitting room with patio doors to garden, a kitchen/breakfast with integrated appliance and utility. Outside comprises off road parking, double garage and rear garden.

ACCOMMODATION

Front door to the light and spacious entrance hallway with wood effect flooring. Doors to all rooms and turning staircase to first floor with under stairs storage cupboard. The accommodation comprises cloakroom with hand basin with tiled splashbacks, low level WC, uPVC double glazed obscured window to the front elevation. Downstairs study with double glazed windows, to front. Spacious sitting room with uPVC double glazed window to the side and uPVC double glazed french doors leading directly to the rear garden. Recently modernised open plan kitchen/diner with a range of wall and base units with work surfaces over and island with breakfast area, induction hob, two ovens one has the capability of being a full-steam oven, the other is an oven with microwave capability, full length fridge/freezer, integrated dishwasher and

steamer tap. Utility with sink and drainer, space for washing machine and tumble dryer, wall boiler with door to the rear garden.

First floor landing with hatch to loft, airing cupboard with doors to all bedrooms. Bedroom one has the benefit of an en-suite shower room, There are three further bedrooms and family bathroom with white suite.

OUTSIDE

The front is approached via a driveway, providing off road parking in front on the double garage with two roller doors, power, lighting and door to rear garden. A pathway leads to the front door with attractive storm porch and courtesy lighting as well as a side timber gate leads to the rear fully enclosed garden which is mainly laid to lawn with raised flower and shrub borders. To the side of the property there is a patio area which is great for entertaining.

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).

VIEWINGS

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

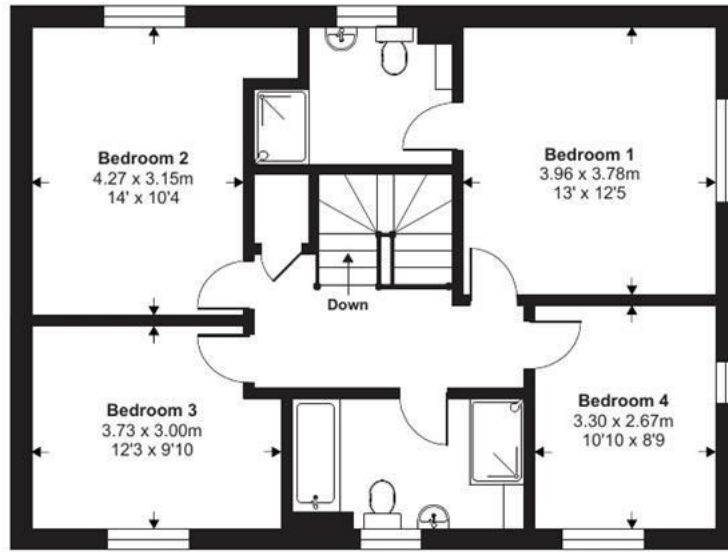
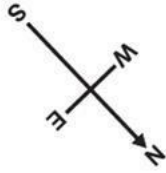
DIRECTIONS

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. Continue left into Pear Tree Way and just after short distance on the right will be a driveway between two houses which leads you to the property

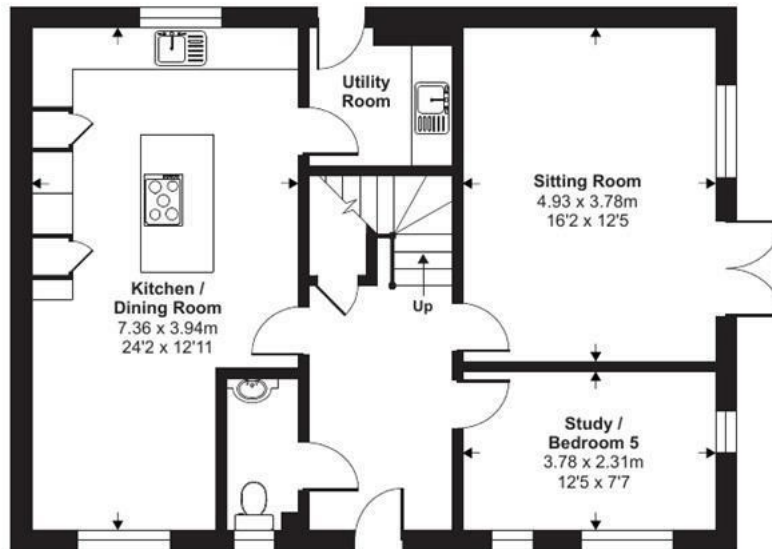


Approximate Area = 1622 sq ft / 150.6 sq m

For identification only - Not to scale



First Floor

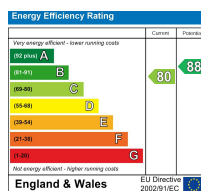


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1179199

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