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33 Tredwin Close

33, Tredwin Close, Wellington, Somerset TA21 8FJ



Town Centre 0.5 miles, M5 (J26) 1.5 miles, Taunton 6.5 miles

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**A spacious four bedroom family home, on this popular town fringe development.**

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- Four Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Utility & Cloakroom
- Bathroom
- Two En-Suite Shower Rooms
- Garden
- Garage & Parking
- Freehold
- Council Tax Band - E

**Asking Price £485,500**

### **SITUATION**

This beautifully appointed home is situated on a popular development, just half a mile from the town centre where an excellent range of shopping, recreational and educational facilities can be found. The M5 motorway is accessible within one mile of the property and the County Town of Taunton within six miles, where an even greater selection of facilities can be found, together with a main line rail link to London Paddington.

### **DESCRIPTION**

This attractive family home offers spacious and flexible accommodation. In brief, the property comprises entrance hall, cloakroom, office/study, sitting room, kitchen/dining room, utility, WC, four double bedrooms (two of which have ensuites), family bathroom, enclosed rear garden, parking & a single garage.

### **ACCOMMODATION**

Porch to front door and into the welcoming hallway with doors to all principal rooms, good storage and a staircase to first floor. The spacious sitting room has a window to front and the study has a dual aspect. There is an open plan kitchen/dining room with integrated fridge freezer, double oven, a range of base and wall units, island with gas hob and extractor over, 1 1/2 bowl sink unit and patio doors to rear garden. The utility has space for a tumble dryer and washing machine and there is a separate cloakroom with W.C and hand basin.

First floor landing with airing cupboard and doors to all rooms. All four

bedrooms are generous doubles with the master having a dressing area and en suite shower. Bedroom 2 is a good sized double with en suite shower room. The remaining two bedrooms are also good sized doubles and there is a separate family bathroom.

### **OUTSIDE**

To the front is a drive with parking for several cars and access to the garage. To the rear is an area of patio and lawn with flower borders, enclosed by fencing.

### **SERVICES**

Mains drainage, gas, electricity & water. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside and outside with Vodafone, EE, Three, O2 (Ofcom).

### **VIEWINGS**

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

### **DIRECTIONS**

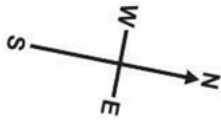
From our town centre office proceed in the Taunton direction passing through the traffic lights and continuing for approximately half a mile until you reach the roundabout. Take the first turning into Lillebonne, taking the second right into Maurice Jennings Drive continue to the end and turn left into Proctor then first right and right again into Tredwin Close. Continue to the end and turn left into the cul de sac. at the far end.





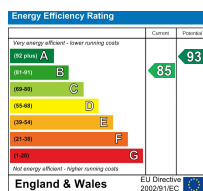


Approximate Area = 1592 sq ft / 147.9 sq m  
 Garage = 142 sq ft / 13.1 sq m  
 Total = 1734 sq ft / 161 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1183184

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