



22 The Brambles



Wellington 1 mile | Taunton 6.9 miles | M5 (J26) 2.6 miles

A 2 bedroom terraced property on the sought after South side of Wellington

- Two Double Bedrooms
- Bathroom
- En-Suite Shower
- Sitting Room
- Kitchen/Diner
- Rear Garden
- Garage & Driveway
- Freehold
- Council Tax Band - B

Guide Price £235,000

SITUATION

The Brambles is situated in one of Wellington's popular locations and within easy walking distance from the town centre. Wellington offers an excellent range of shopping, recreational and scholastic facilities, together with easy access to the M5 motorway for excellent road links. The County town of Taunton is within 8 miles of the property where an even greater range of amenities can be found, together with a main line rail link to London Paddington.

DESCRIPTION

This attractive two bedroom terraced home is set back from the road, the property is approached via a path to the front door and comprises, entrance hall, sitting room, kitchen/dining room. To the first floor are two double bedrooms one of which has an ensuite shower room, family bathroom. Pretty rear garden and single garage.

ACCOMMODATION

Front door to entrance hallway, with stairs to the first floor and door to the spacious sitting room with window to the front aspect and window looking through to the dining room. Door to the Kitchen/dining room with a range of wall and base units with work surfaces over, inset sink, gas hob with oven under and extractor over, integrated fridge/freezer and dishwasher, doors to rear garden.

Upstairs are two bedrooms; bedroom one is a nice double with window to the front aspect and benefits from an ensuite, with shower and wash hand basin. Bedroom two is also a good sized double overlooking the rear garden with views over the nature

reserve. Storage cupboard. The family bathroom, with W.C, Bath with shower over and wash hand basin.

OUTSIDE

To the rear is area of patio with pergola, flower borders and garden shed. Garage in block.

SERVICES

All mains services are connected. Gas boiler. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside and outside with EE, Vodafone, Three 02 (Ofcom).

VIEWINGS

Strictly by appointment with the vendors selling agents, Stags Wellington office.

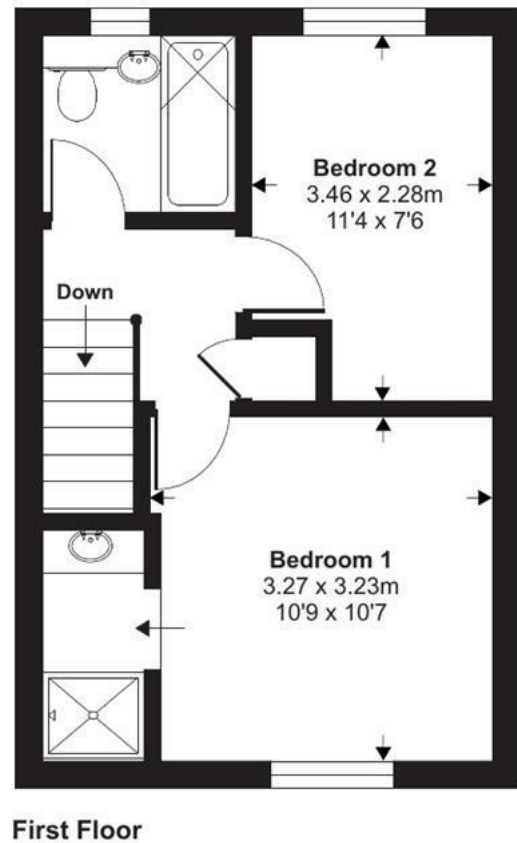
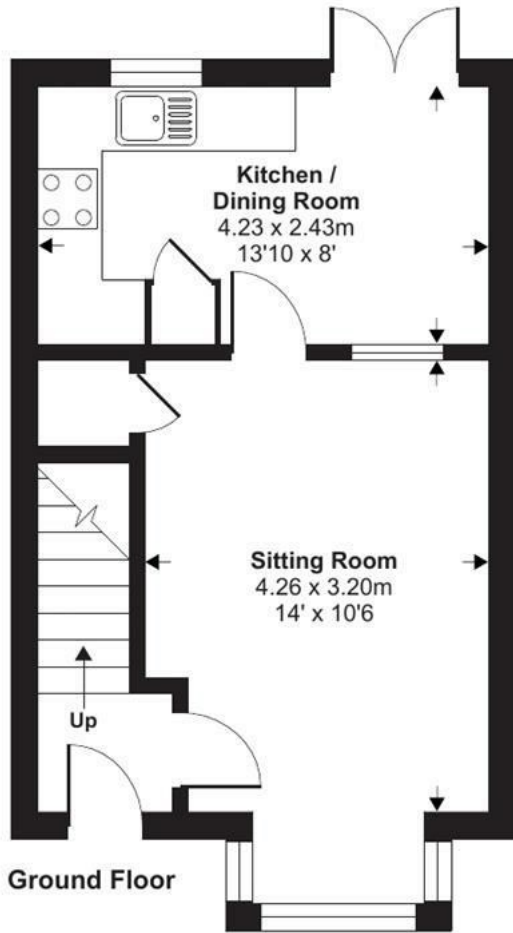
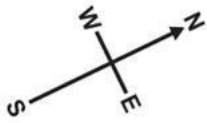
DIRECTIONS

From Stags office in High Street, continue South West along Fore Street, past the cinema and take the next left into Champford Lane. Continue into Swains Lane, bearing right at the roundabout, taking the next right into Burrough Way. Turn right again into The Brambles and you will see the property on the left hand side.



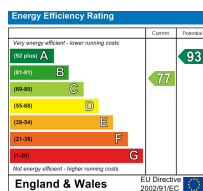
Approximate Area = 645 sq ft / 59.9 sq m

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: 1184450

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