



22 Crosslands



Wellington Town Centre 1 mile | M5 (J26)
2.5 miles | Taunton 7 miles

A three bedroom property within walking distance to Wellington with garage and parking.

- Three Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Garden
- Garage
- Council Tax Band B
- Freehold

Guide Price £230,000

SITUATION

22 Crosslands is situated on the edge of Tonedale which benefits from being close to local amenities such as the bus stops into town, nearby shop and popular cafe. There are plenty of rural walks close by, as well as the river Tone and old canal paths. The property is within easy walking distance from the town centre which offers an excellent range of shopping, recreational and scholastic facilities together with easy access to the M5 motorway situated on the eastern outskirts of the town. The County Town of Taunton is within 7 miles of the property where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

A three bedroom Victorian mid terrace property comprising sitting room, dining room, kitchen, downstairs bathroom and 3 bedrooms on the first floor. To the outside is a garden with patio area for entertaining, greenhouse and a large garage.

ACCOMMODATION

Front door to porch with door into the hallway with stairs rising to the first floor and an under stairs storage cupboard. Door to the dining room with front facing window and built in storage cupboards. Sitting room with built in cupboards, fireplace and sliding glazed door through to the kitchen. Kitchen with wall and base units, space for oven, plumbing and space for washing machine, window over looking garden and door to rear lobby with door to downstairs bathroom. The bathroom comprises low level WC, wash basin with vanity

unit, bath and separate shower.

On the first floor, the principal bedroom has built in wardrobes and window to front. Bedroom two also has built in storage cupboards and window to rear. The third bedroom is a single with window to rear.

OUTSIDE

To the rear is an area of patio with pergola, ideal for entertaining. Beyond this is a hedge screening the good sized shed and greenhouse. A path continues up to the large garage with W.C and wash hand basin.

SERVICES

Mains drainage, gas and water. Gas boiler in sitting room. This property has the benefit of superfast broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, and Vodafone (Ofcom).

VIEWINGS

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

DIRECTIONS

From the town centre traffic lights turn into North Street. Follow the road out of town, over the railway bridge where it leads into Milverton Road. Take the forth turning on the right into Crosslands where No 22 will be found towards the end on the left hand side, identified by a Stags for sale board.

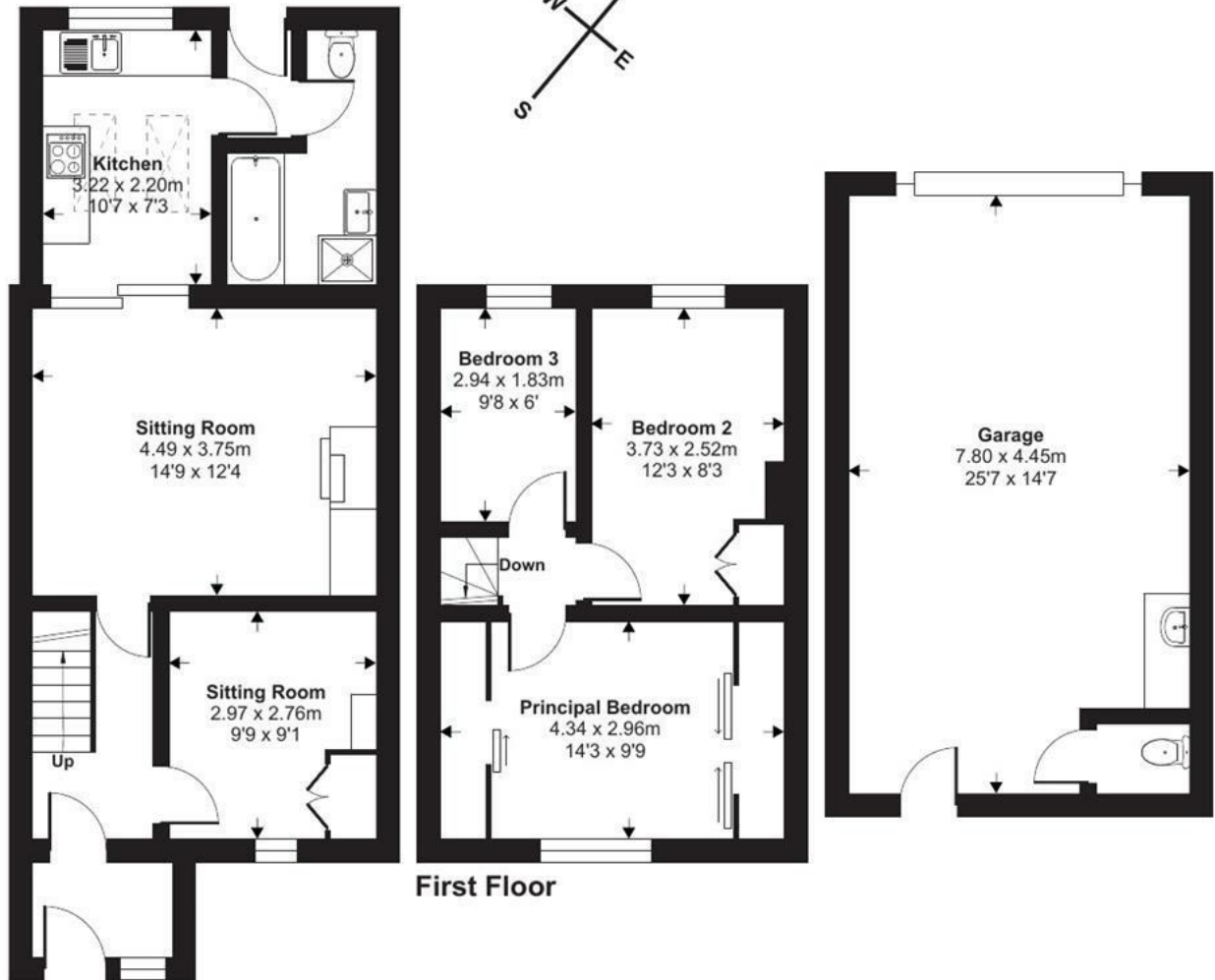
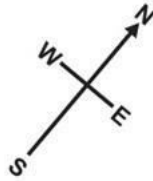


Approximate Area = 868 sq ft / 80.6 sq m

Garage = 374 sq ft / 34.7 sq m

Total = 1242 sq ft / 115.3 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). © n1che.com 2024. Produced for Stags. REF: 1191132

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-101)		85
B (81-91)			
C (69-80)			
D (55-68)		58	
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC

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