



6 Lukes Close

6, Lukes Close, Wellington, Somerset TA21 8FF



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

A modern two bedroom family home, on this popular town fringe development.

- Two Double Bedrooms
- 1 Bathroom & Ensuite Shower Room
- Sitting room
- Kitchen/Dining Room
- Utility area
- Rear Garden
- Parking for 2 vehicles
- Council Tax B
- Freehold

Guide Price £240,000

SITUATION

This well appointed, Bloor built two bedroom home is situated in this popular development, located within approximately half a mile of the town centre where an excellent range of shopping, recreational and educational facilities can be found. The M5 motorway is readily accessible within 1½ 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

Built by Bloor Homes approx. 6 years ago, with remaining LABC warranty, this attractive 2 bedroom modern property offers spacious accommodation. An internal viewing is highly recommended to appreciate the quality and space on offer. In brief, the property comprises entrance hall, sitting room, cloakroom, kitchen/dining room and utility area. On the first floor are two double bedrooms including master en-suite and family bathroom. Outside the property benefits from a rear garden and parking for two vehicles.

ACCOMMODATION

6 Lukes Close is a beautifully presented 2 double bedroom house situated on the popular Longforth Farm development. Front door opens into the entrance hall with stairs to the first floor and a door to the sitting room which enjoys a window to the front, this room has under stairs storage. To the rear, the kitchen/diner is fitted with a comprehensive range of wall and base units with an integrated fridge/freezer, oven and hob and space for dishwasher.

French doors open out into the low-maintenance landscaped garden. There is an adjacent utility area with plumbing for a washing machine and a convenient downstairs cloakroom.

To the first floor there are two double bedrooms, both with built in storage, with the master also benefiting from an en-suite shower room. The family bathroom is fitted with a three piece white suite.

OUTSIDE

To the front of the property there is off road parking for two vehicles. There is a rear access path shared with the neighbouring properties which leads to a private gate into the rear garden with patio, decking and a raised beds.

SERVICES

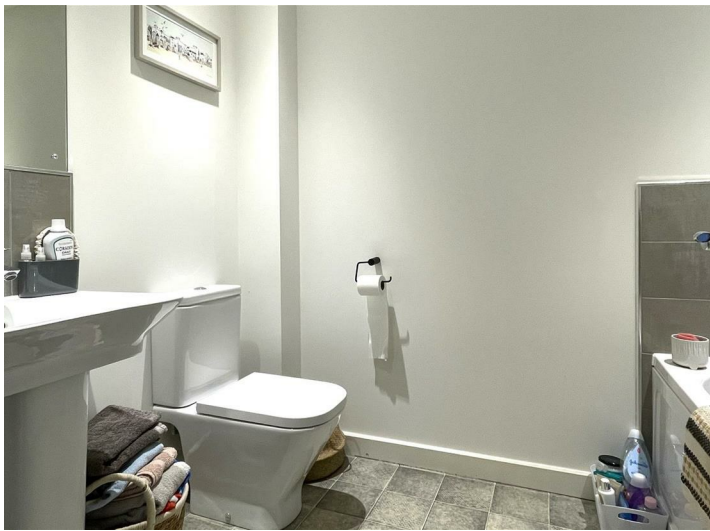
All mains services. This property has the benefit of superfast Broadband (Ofcom). Mobile coverage limited inside & outside with EE,O2, Three and Vodafone (Ofcom). An annual maintenance charge in place of approx £200.

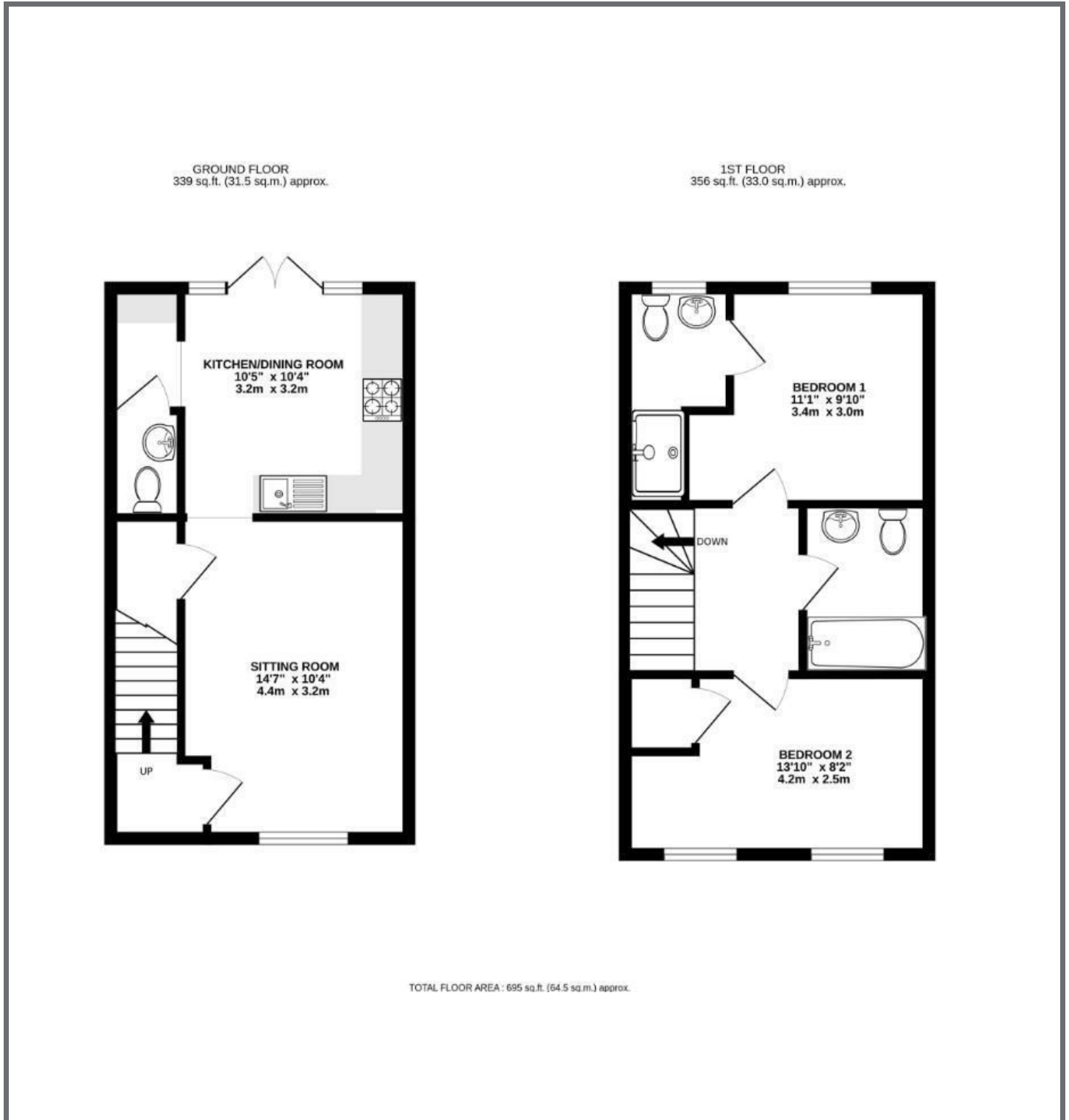
VIEWINGS

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

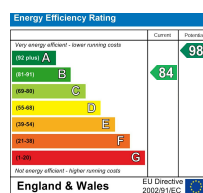
DIRECTIONS

From our town centre office proceed in the Taunton direction passing through the traffic lights and continuing for approximately ½ a mile until you reach the roundabout. Take the first turning into Lillebonne, taking the second right into Maurice Jenning Drive continue to the bottom turning right into Proctor Road. Take right turning into Lukes Close where the property will 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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