



29 Ardwyn



Wellington town 0.5 miles/Taunton 6 miles/M5 (J28) 1.4 miles

A two bedroom individual detached bungalow with off road parking and garage.

- Two Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Rear Lobby/Utility
- Front & Rear Gardens
- Garage & Drive
- Freehold
- Council Tax Band - D

Guide Price £375,000

SITUATION

Situated in a popular area within walking distance of Wellington town centre, which offers an excellent range of shopping, recreational and scholastic facilities together with easy access to the M5 motorway on the Eastern outskirts of the town. The County Town of Taunton is within 8 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

An individual detached bungalow. Comprising of an entrance hall, sitting room, conservatory, kitchen/dining room, utility, two bedrooms, shower room, rear lobby/utility. Established front and rear gardens, parking and garage. Offered for sale with no onward to chain.

ACCOMMODATION

Entrance hall with doors to all rooms. Door to the right into the spacious and light sitting room with fireplace, double aspect with doors to the conservatory and patio doors to the private garden. The kitchen/breakfast room comprises a range of matching wall and base units with contrasting worktops, tiled splashbacks, oven, plumbing for tumble-dryer and washing machine. Door to the rear lobby/utility is currently being used for additional storage and access to the rear garden and garage.

There are two bedrooms, bedroom one with dual aspect to the front of the property. Bedroom two faces to the rear, and a family shower room.

OUTSIDE

The front garden is mostly laid to lawn, path to the front door with mature plant and shrubs. Driveway and garage with up and over door and further inner door to rear lobby/utility. The rear garden is mainly lawn with area of patio, greenhouse, mature plants, shrubs and a gate gives access to the front.

VIEWINGS

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

SERVICES

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

DIRECTIONS

From Stags office in High Street, turn left onto South Street, continue to the mini roundabout and take the 2nd exit and continue along this road. Turn right into Wellesley Park continue along this road which turns into Ardwyn, where the property will be found on the left hand side.

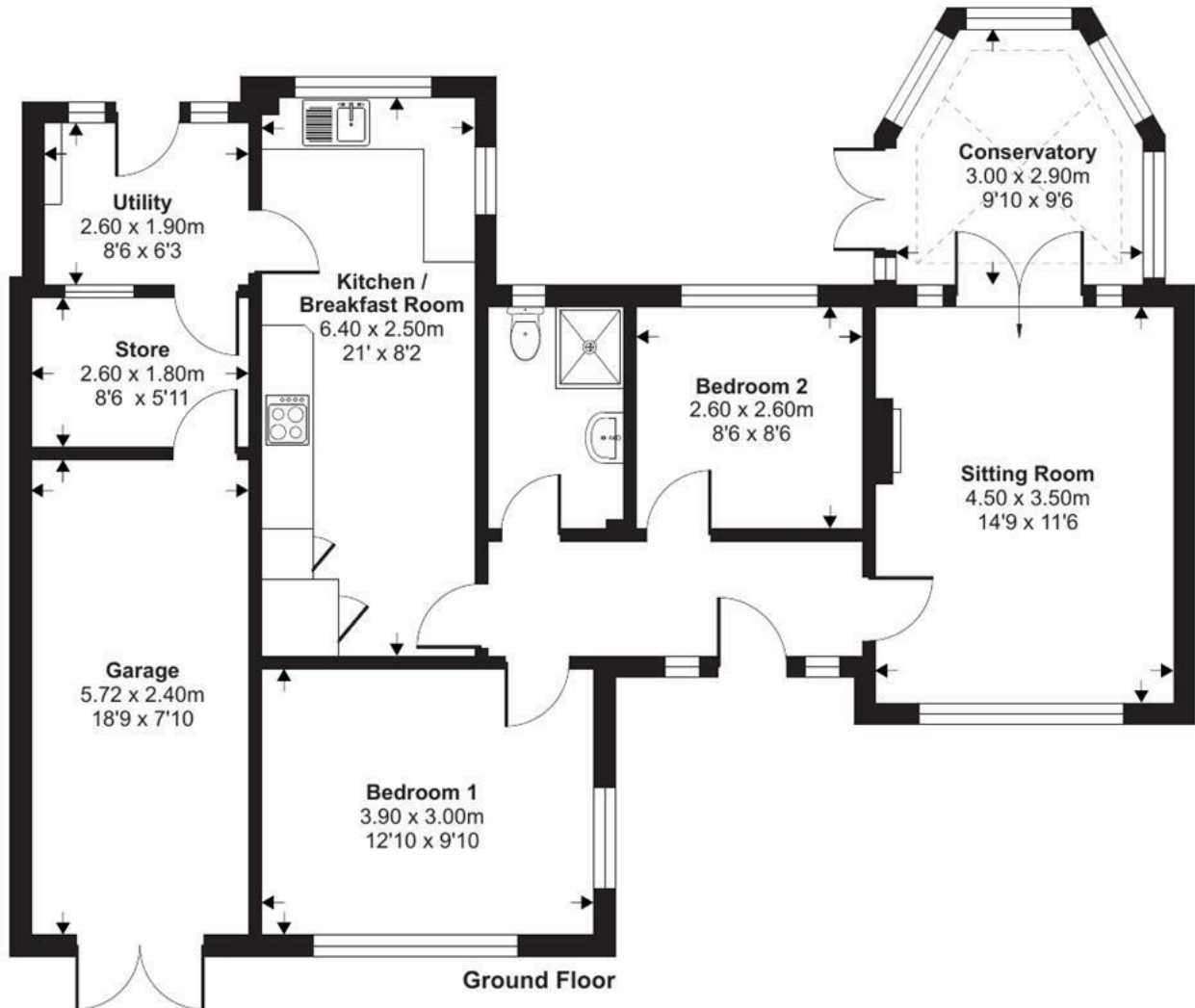
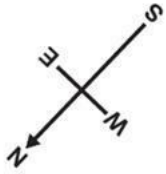


Approximate Area = 894 sq ft / 83 sq m

Garage = 153 sq ft / 14.2 sq m

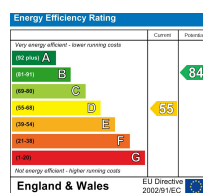
Total = 1047 sq ft / 97.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxcom 2024. Produced for Stags. REF: 1194892

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