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Homefield House





Town Centre 0.5 mile M5 (J26) 3 miles  
Taunton 8 miles

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A five bedroom spacious detached property close to town.

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- Five Bedrooms
- Family Bathroom & Ensuite
- Two Reception Rooms
- Kitchen/Dining Room
- Utility & Cloakroom
- Established Gardens
- Parking
- Freehold
- Council Tax Band F

Guide Price £685,000



### SITUATION

Located on the popular South side of Wellington and benefits from being within walking distance of the reputable Wellington School and the town centre.

Wellington town 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 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

Homefield House comprises of an individual detached spacious property. The accommodation comprises of entrance hall, open plan kitchen/diner, two reception rooms, utility and cloakroom. To the first floor are five bedrooms with master en suite and family bathroom. Outside there are established garden and parking for several cars. Internal inspection recommended.

### ACCOMMODATION

Front door to the spacious entrance hall, with stairs rising to the first floor. Sitting room to the left with fireplace with beam over and inset log burner and hearth, triple aspect with doors leading out to the patio. Kitchen/dining room with a range of wall and base units with granite work surfaces over, inset sink, matching island, plumbing for dishwasher, Gas Aga range cooker and space for dining table. Utility with units along on wall with work surfaces over, inset sink and drainer, space for washing machine and tumble dryer, door to rear. Cloakroom with WC, wash hand basin. Further reception room with dual aspect and with living flame fire.

On the first floor is a spacious landing and five bedrooms, three doubles, four with built in wardrobes/storage. One en suite

bathroom with freestanding bath and separate shower cubicle. vanity unit with inset wash hand basin and WC. Family bathroom with paneled bath with shower over, vanity with wash hand basin and WC.

### OUTSIDE

The property is approached via double wooden gates providing off road parking for a number of cars. The property is enclosed by wall and fencing providing privacy. The main garden is prominently to the front of the property with area of lawn, flower borders, with mature plant and shrubs. A path wraps round the property, to one side is a seating area with covered pergola great for entertaining, to the other side is a raised bed and garden shed.

### SERVICES

Mains electricity, mains drainage, mains gas, mains water - metered. Gas central heating, gas fired aga, wood burner, natural flame gas fire.

Guarantee on pvc-u windows and doors installed august 2020, (10 year). This property has the benefit of ultrafast broadband (Ofcom). Mobile coverage available inside and outside with O2, Three, Vodafone and EE.

### VIEWINGS

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

### DIRECTIONS

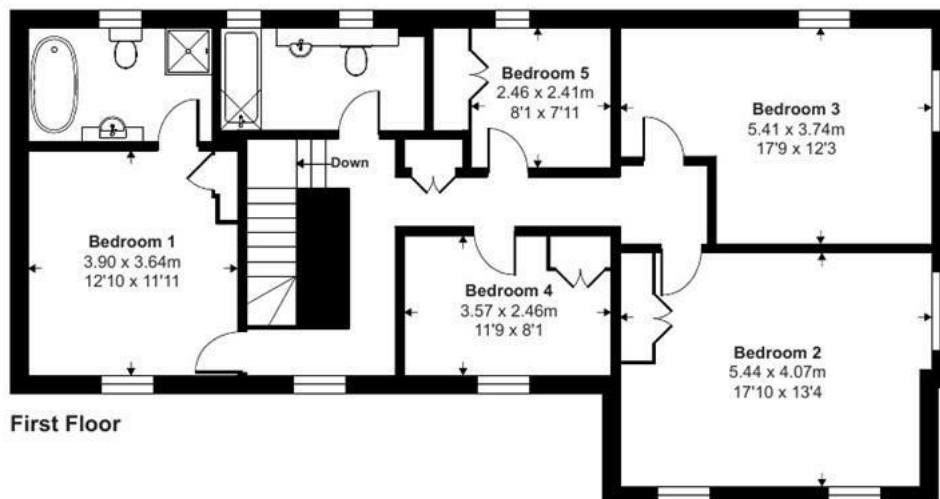
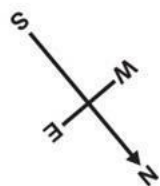
From our office turn left into South Street and proceed past Wellington School, over the mini roundabout and at the second mini roundabout bear left into Pyles Thorne Road. Continue for a short distance taking the left hand turn into Birch Road. Take the first right turn into the Paddocks and on the corner, there is a driveway between the house and bungalow and Homefield House can be found through the double gates.



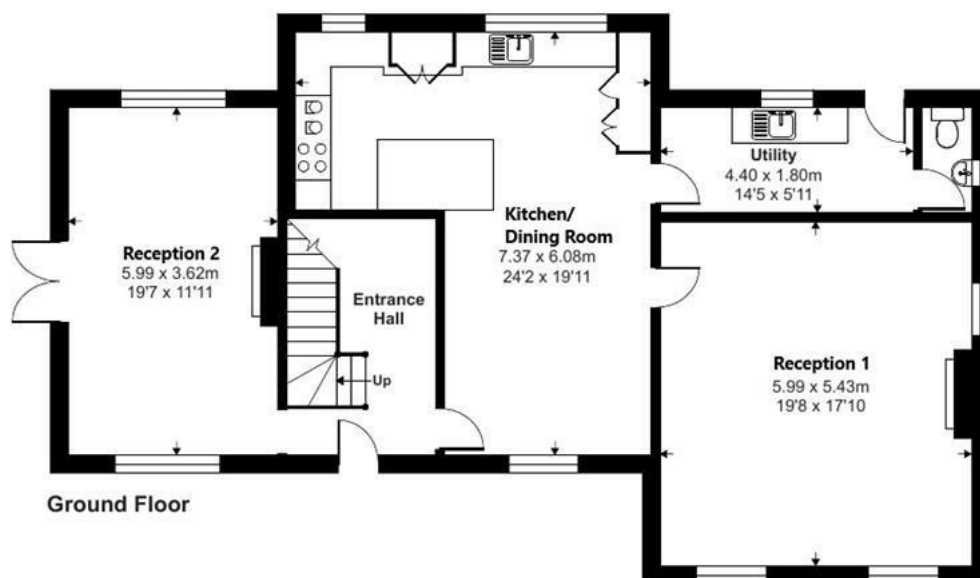


Approximate Area = 2358 sq ft / 219 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhcom 2024. Produced for Stags. REF: 1203690

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			

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