



7 Pyles Thorne Road

7, Pyles Thorne Road, Wellington, Somerset TA21 8DX



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

An impressive five bedroom detached property in this sought after location.

- Five Bedrooms & Study
- Kitchen
- Sitting Room
- Dining Room
- Breakfast Room
- Family Bathroom & En Suite Shower Room
- Downstairs W.C
- Garage & Parking
- Council Tax Band G
- Freehold

Guide Price £850,000



SITUATION

Situated on the south eastern outskirts of Wellington, in a popular area within walking distance from the town centre that offers an excellent range of shopping, recreational and scholastic facilities together with easy access to the M5 motorway. The County Town of Taunton is within 6.5 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 impressive architect designed detached house comprising of a spacious entrance hallway, kitchen, breakfast room, sitting room, dining room and cloakroom on the ground floor. On the first floor there are five bedrooms with the master bedroom having an en-suite shower room. Complementing this floor is an additional study and family bathroom. Outside are landscaped gardens to front and rear, parking and integral garage. Internal inspection is recommended.

The current owners have renovated the property over the last 4 years, including new; solid oak flooring to the sitting room and dining room to complement the original hall oak floor, kitchen and appliances, with tiled floor, replacement Crittall double glazing windows, tarmac driveway, Indian stone paths around the property and oak gates to either side of the property, whilst maintaining many original features.

ACCOMMODATION

An arched entrance porch leads to the front door and into the welcoming entrance hallway with oak flooring through to the dining and living room, a staircase rising to first floor and steps down to cloakroom and door to rear garden. Leading from the hall, is a door to the breakfast room where sliding patio doors open to the rear garden, a feature tiled fireplace with built-in seating and storage under, a built-in dresser and tiled flooring which continues through to the kitchen. The Kitchen comprises a range of matching units with quartz worktops and two inset ceramic butler sink units as well as a range of integrated appliances, including fridge, oven, microwave combination oven, gas hob, washing machine, dishwasher and a Perrin & Rowe instant hot water tap. From the kitchen is a door to the outside and a door to the garage. A spacious double aspect living room with French doors to the loggia and the rear garden, a bay window to front and a fireplace with a multi fuel stove. A dining room with original serving hatch to breakfast room, fireplace and bay window to the front. On the first floor there are 5 bedrooms, with the master bedroom having an en-suite shower room and currently using the

adjoining bedroom as a dressing room. There is a study and a large family bathroom with suite comprising panelled bath with shower attachment, pedestal wash basin and low-level WC.

OUTSIDE

To the front of the property is a driveway and parking area with double opening wooden doors leading into the garage. There is an area of lawn along with a summer house and planted borders. The rear garden can be accessed from either side of the property and is mainly laid to lawn, divided into two parts. The first area of garden features a number of different patio areas, ideal for entertaining, and is mainly laid to lawn with mature planted borders and trees. Beyond there is an archway leading through to the productive vegetable garden with a number of raised beds and various fruit trees, including an apple arch and further patio area.

VIEWINGS

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

SERVICES

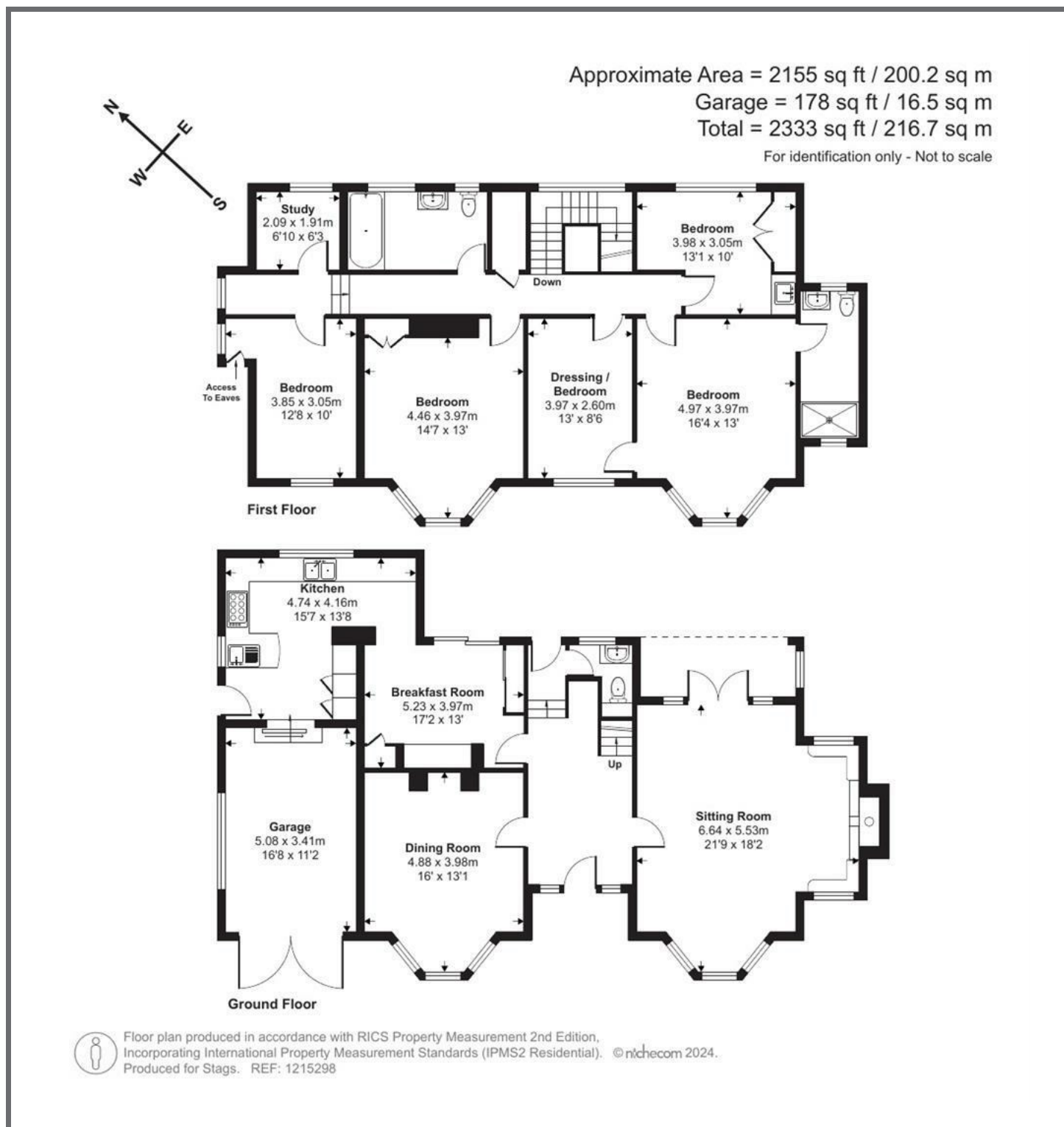
All mains services. This property has the benefit of superfast broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

DIRECTIONS

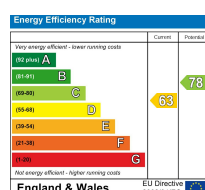
From the Wellington town centre turn into South Street and proceed past Wellington School, take the left fork at the second mini roundabout and continue along this road, past the turning into Pyles Thorne Close and the property will be seen shortly on the left hand side.

The register has several covenants, a copy of which is held in the office. We would recommend any potential purchaser requesting a copy prior to viewing.





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.



7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk