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66 Richards Close



Taunton - 6½ Miles, Wellington - ½ Mile,  
M5 (J26) - 1½ Miles.

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A detached property  
providing three bedrooms  
in cul de sac position.

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- Three bedrooms
- Shower Room
- Sitting/Dining Room
- Kitchen
- Garage
- Parking
- Garden
- Council Tax Band D
- Freehold

Guide Price £285,000



### SITUATION

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 6½ miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

### DESCRIPTION

A three bedroom property, situated on the fringes of Wellington. The accommodation comprises of entrance hallway, sitting/dining room, kitchen, three bedrooms, family bathroom, outside are established gardens, driveway and garage.

### ACCOMMODATION

Front door to entrance hall with stairs to first floor, sitting/dining room with log burner, window to front. Dining room with doors to the rear, opening through to the kitchen with matching wall and base units, inset sink, tiled splashback, integrated oven, electric hob and door to side access.

To the first floor, bedroom one has a window to front, bedroom two has a window to rear with views overlooking the garden, bedroom three is a single with window to front. Family shower room comprising a shower cubicle, wash hand basin and W.C.

### OUTSIDE

The garden is mainly laid to lawn, gravel and patio area enclosed by fencing and a path leading around to the front of the

property with gate. To the front of the property there is a enclosed front garden, parking and garage.

### SERVICES

Mains electric & water. Electric storage heaters. This property has the benefit of superfast broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom). Surface water risk - High (Ofcom).

### VIEWINGS

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

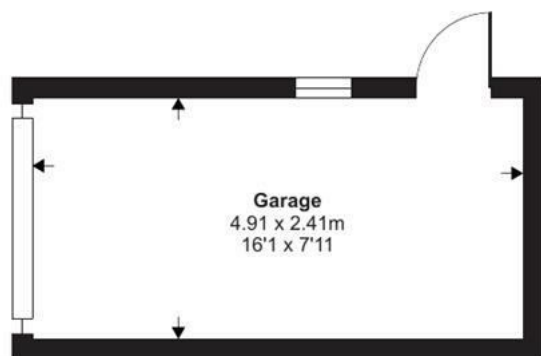
### DIRECTIONS

From the Stags office in Wellington, head South-East towards the B3187, turn right onto North Street, continue along turning right into Wardleworth Way, then turn left into Richards close, continue bearing right and the property will be seen on the left hand side.

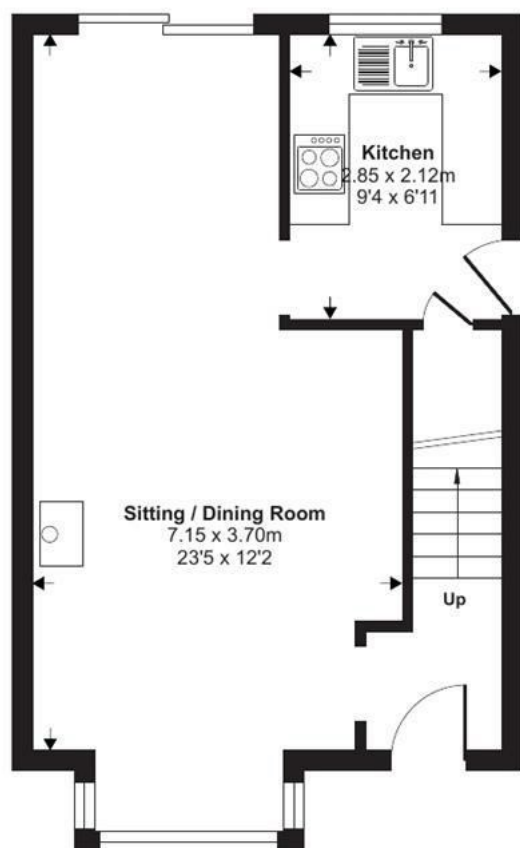
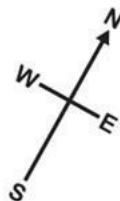




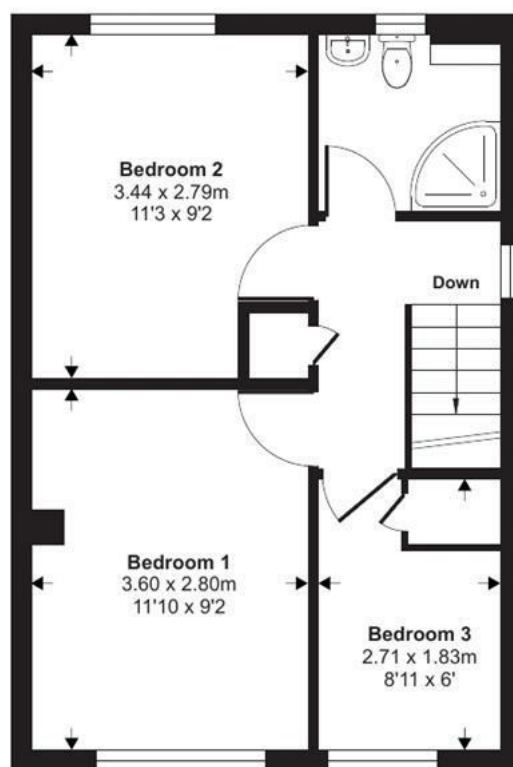




Approximate Area = 945 sq ft / 87.7 sq m  
Garage = 159 sq ft / 14.7 sq m  
Total = 1104 sq ft / 102.4 sq m  
For identification only - Not to scale



**Ground Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1208809

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(41-48) <b>F</b>		
(1-40) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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