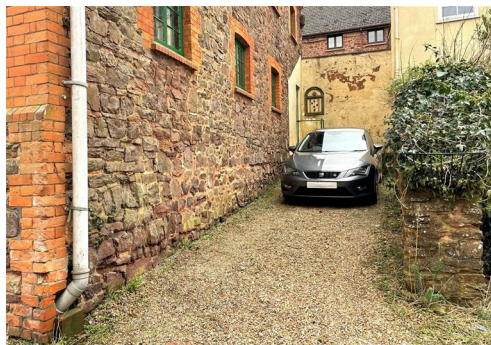




4 The Mews



Wellington 7 miles Taunton 11 miles

Located in a Mews setting in the heart of Wiveliscombe is this character three bedroom cottage which has been recently redecorated inside.

- Three Bedrooms
- Recently Redecorated
- Kitchen/Dining Area
- Sitting Room
- Outside Space
- Parking
- Family Bathroom
- No Onward Chain
- Freehold
- Council Tax C

Guide Price £215,000



SITUATION

Located in the heart of the town of Wiveliscombe, known for its friendly active community, with a weekly farmers market, the town offers a good range of facilities including supermarket, public houses, vets, library, medical centre, post office and primary and secondary schools together with a community centre. There are excellent sporting facilities including a recreational ground with its heated open air swimming pool, football, rugby and tennis clubs. For a wider selection the County Town of Taunton is within 11 miles with its main line rail link to London Paddington and access to the M5 motorway. The smaller town of Wellington is within 7 miles where further shopping, recreational and scholastic facilities can be found together with additional access to the motorway.

DESCRIPTION

Situated in a delightful Mews in the heart of Wiveliscombe, this character cottage which has recently been redecorated inside, has 3 bedrooms and a family bathroom to the first floor and to the ground floor, a large kitchen/diner and sitting room. Outside is a small walled garden area and parking for two small cars in tandem.

ACCOMMODATION

Approaching the property from The Mews at the front of the property, the front door leads into a generously sized sitting room with under-stair storage, stone fireplace and wood burning stove. Kitchen with window to the rear, gas fired boiler, wooden units with solid wood work surfaces over, Belfast sink with tiled splash back, space for a cooker along with other utilities as well as space for a dining table.

Stairs rising from hallway to the first floor with doors to all rooms. Bedroom 1 is a double room with window to rear aspect. Bedroom 2 is a double room with window

and built in cupboard. Across the landing is bedroom 3 with window to the front. Family bathroom with bath, wash hand basin with unit below, WC, part tiled walls and window to the rear.

OUTSIDE

Access to the front of the cottage is from Golden Hill through The Mews which is an attractive collection of terraced cottages. To the rear of the property there is a back door out of the kitchen which leads to a small area of walled garden and space for parking accessed from Golden Hill.

VIEWINGS

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

SERVICES

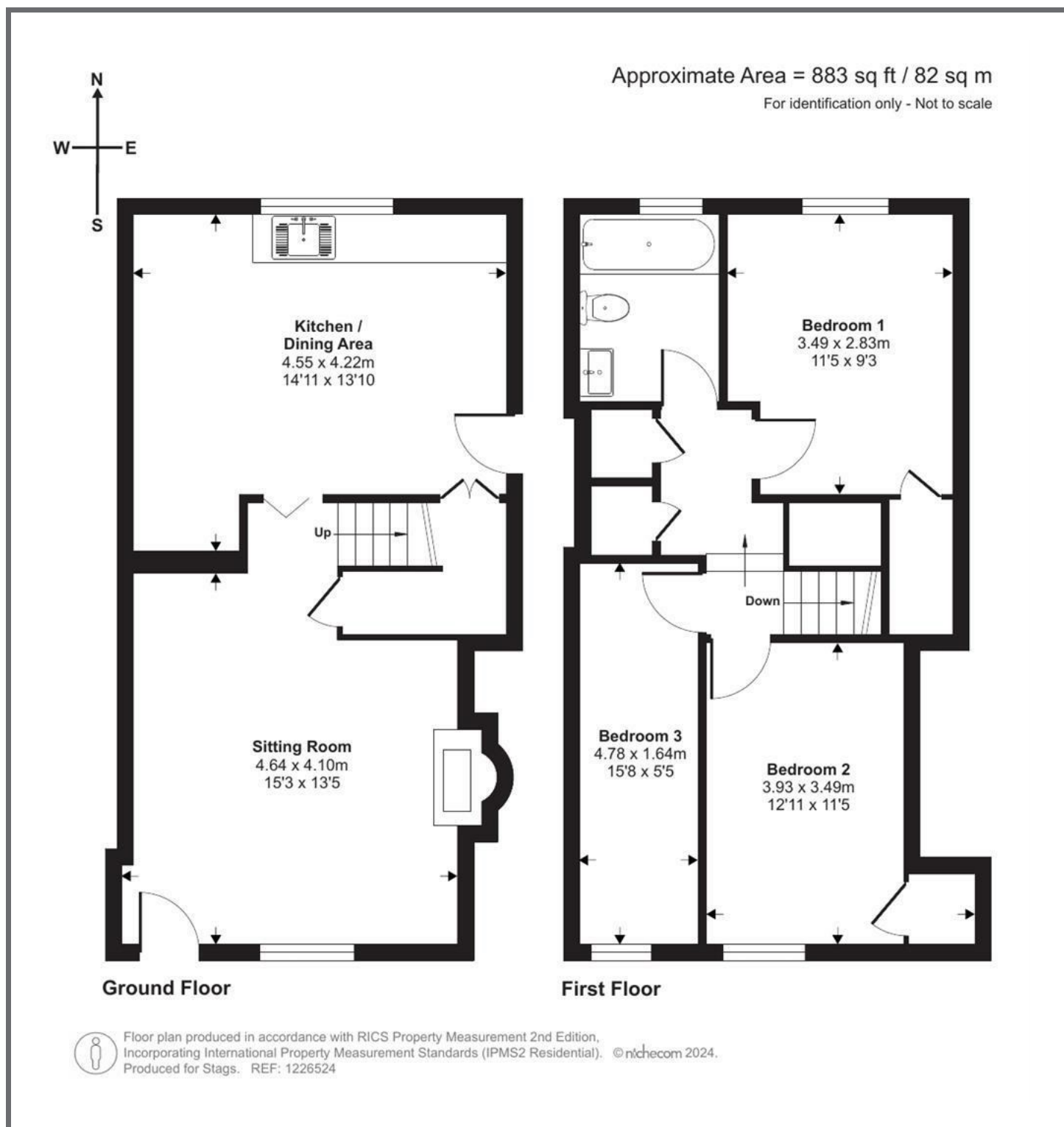
All mains services. Gas heating. This property has the benefit of ultrafast broadband (Ofcom). Mobile coverage limited inside & outside with Vodafone and EE. O2 Likely (Ofcom).

DIRECTIONS

From the centre of Wiveliscombe, proceed along Silver Street and just as you arrive on Golden Hill turn right onto The Mews and No.4 will be found 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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