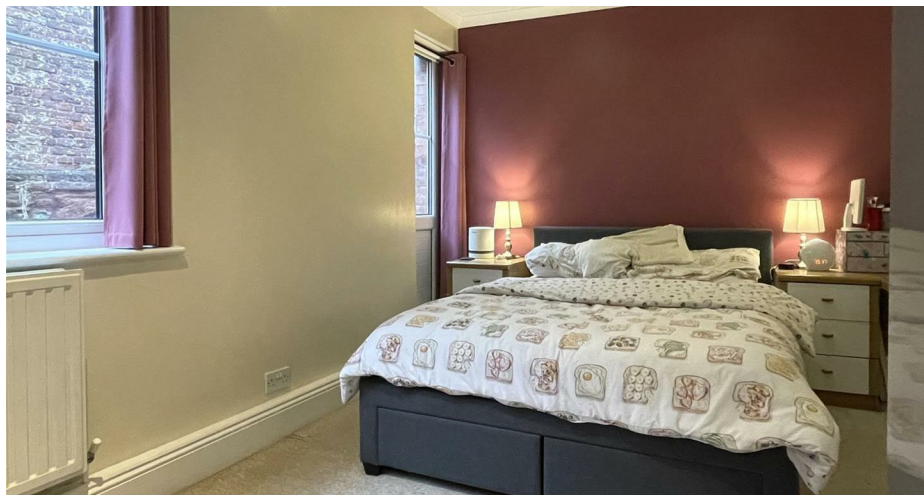




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3 Mill Walk High Street

3 Mill Walk, High Street, Wellington, TA21 8RA



Wellington Town Centre M5 (J26) 2 miles  
Taunton 7 miles

A delightful 2 bedroom terraced property with open plan living and within walking distance to Wellington Town centre.

- Two Bedrooms
- Open Plan Living
- Character Features
- Gas Central Heating
- Close To Town Centre
- Ideal FTB or Investment
- Private Location
- Freehold
- Council Tax Band B

Guide Price £180,000

### SITUATION

This two bedroom terraced house is located in the centre of Wellington, the town offers an excellent selection of shopping, recreational and scholastic facilities together with easy access to the M5 motorway situated approximately 2 miles to the east. The County Town of Taunton is within 7 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

### DESCRIPTION

Nestled in a secluded spot close to Wellington town centre and its shops and recreational facilities, this delightful two-bedroom property would be perfect for first time buyers offering a blend of modern open-plan living with unique characterful features. Originally converted from a former flour mill in 2004, it retains delightful elements such as exposed beams and original pulley wheel. The accommodation spans two floors and includes a spacious entrance hallway, an impressive open-plan kitchen/living area, two bedrooms, and a recently refitted bathroom.

### ACCOMMODATION

Entering through the front door, you arrive in the spacious Entrance Hallway, which includes an impressive staircase remodelled by the current owners leading to the first floor and a convenient storage cupboard housing the boiler. The bedrooms are situated on the ground floor with Bedroom 1 a generously sized double room having two windows at the front and space for wardrobes, Bedroom 2 benefits from built-in wardrobes and a window to the rear. The Bathroom has been recently refitted and is equipped with a modern white three-piece suite, featuring a W/C, hand wash basin, panel bath with an electric shower, and built-in vanity cupboards.

The wide staircase ascends from the hallway to the impressive, open-plan Kitchen/Sitting/Dining Room, showcasing the original features previously mentioned. This being the heart of the property the Kitchen includes wall and base units, with countertops and stainless steel sink. There is an electric hob with oven below and

extractor over, under-counter space for a fridge/freezer and plumbing/space for a washing machine. The room is enhanced not only by windows to the front and side but also its two Velux windows in the ceiling filling the room with natural light whilst this space offers ample room for both living and dining furniture, with a convenient corner that works well as an office area suitable for homeworking.

### OUTSIDE

The property is accessed via wrought iron gates from the High Street denoted 'Mill Walk', offering both privacy and security. A pathway then leads to the terrace of properties, with a pedestrian gate at the end providing direct access to Waitrose car park. The current owners have an informal arrangement for nearby off-road parking for two vehicles; for further details on this arrangement, please contact the office.

### SERVICES

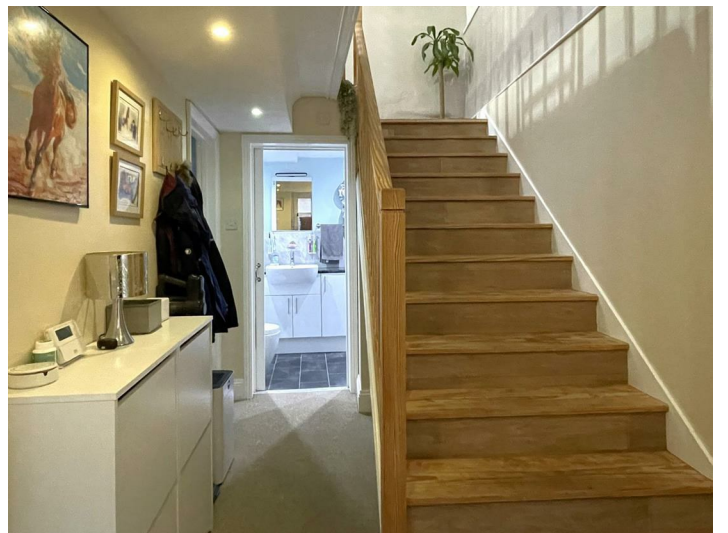
All mains services. Gas - Combi Boiler. This property has the benefit of broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

### DIRECTIONS

From our Stags office on the High Street turn left towards Waitrose and the property can be found on foot behind black wrought iron gates denoted 'Mill Walk', next to Wellington Locksmith.

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01823 447355 or [rentals.taunton@stags.co.uk](mailto:rentals.taunton@stags.co.uk).

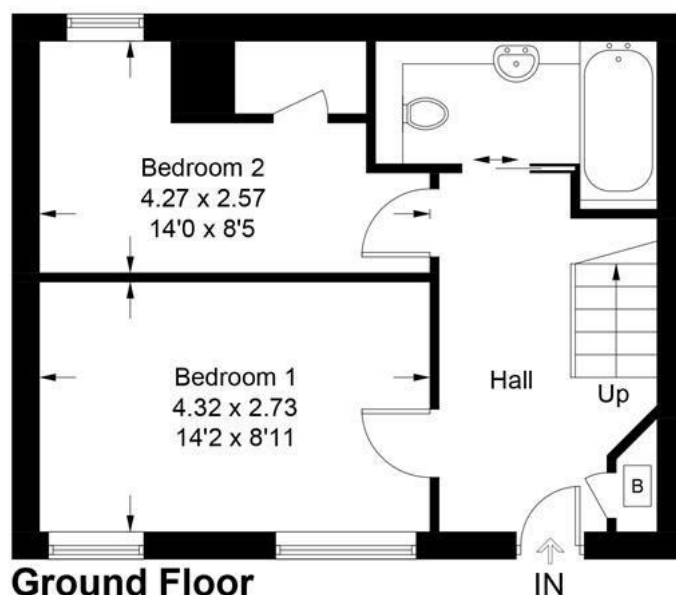




Approximate Gross Internal Area = 71.9 sq m / 774 sq ft



### First Floor



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1143364)

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	
Very energy efficient - lower running costs	Current
A (92 plus)	79
B (81-91)	
C (69-80)	
D (55-68)	55
E (49-54)	
F (41-48)	
G (35-40)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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