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44 Mitchell Street

44, Mitchell Street, Wellington, Somerset TA21 8LF



Town Centre 1 mile M5 (J26) 3 miles  
Taunton 8 miles

A detached three bedroom  
property with an extended  
ground floor, garden and off  
road parking

- Detached 1930's Property
- Three Bedrooms
- Bathroom
- Kitchen
- Utility / Cloakroom
- Sitting Room & Dining Room
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band C

### SITUATION

Situated in a popular residential area approximately 1 mile north of the town centre. Wellington offers an excellent selection of shopping, recreational and scholastic facilities together with easy access to the M5 motorway situated east of the town. The County Town of Taunton is within 7 miles of Wellington where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

### DESCRIPTION

An extended detached three bedroom 1930's property located in this popular area of Wellington, comprising of kitchen, large sitting room, dining room, utility and cloakroom. To the first floor are three bedrooms and a family bathroom. Outside is a private rear garden, off road parking, large shed/workshop/garden office.

### ACCOMMODATION

Front door to entrance hall, with wooden flooring, stairs rising to first floor and door to the sitting room. The dining room is spacious room with window to front, built in cupboards/shelves, fireplace with wooden surround, double doors opening into the sitting room with sliding doors to the rear garden. Door to the utility with a range units, a further door to cloakroom with w.c and wash hand basin. Door into the kitchen with a range of wall and base units, one and half bowl sink unit and drainer, space and plumbing for appliances tiled floor, windows to rear aspect and door to side access.

window to front aspect. bedroom two with window to rear, bedroom three with window to front and a family bathroom with w.c and wash hand basin.

### OUTSIDE

The rear garden is tiered with a large patio area with steps leading down to an area of lawn with a further patio area. There is a useful store and large shed which would could be a garden office. Driveway to front with path to front door and side gate to the rear.

### SERVICES

Mains drainage, gas electricity, water. New combi boiler. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage likely inside and outside with EE, Three, 02, and Vodafone (Ofcom).

### VIEWINGS

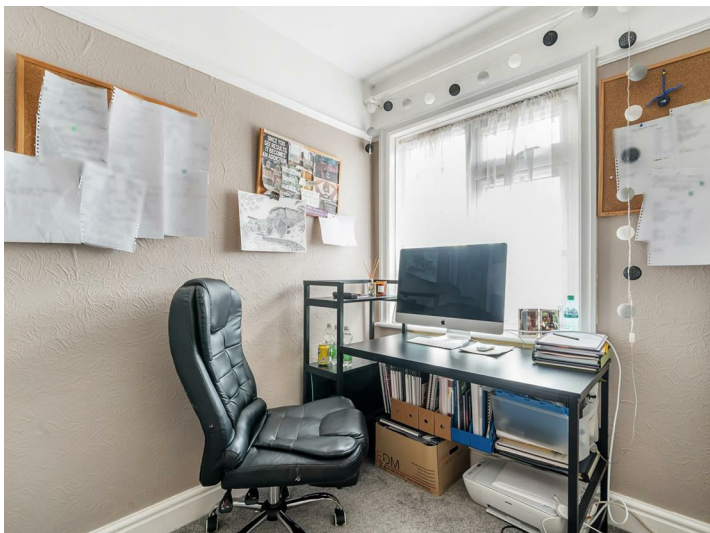
Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

### DIRECTIONS

From our office in the centre of the town head north signposted Milverton along North Street, continue along this road taking the sixth turning on the right into Mitchell Street where the property will be found on the left hand side.

Guide Price £350,000

To the first floor are three bedrooms, bedroom 1 with built in wardrobes and



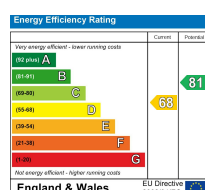


Approximate Area = 1045 sq ft / 97 sq m  
 Outbuildings = 260 sq ft / 24.1 sq m  
 Total = 1305 sq ft / 121.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxcom 2025. Produced for Stags. REF: 1262055

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.



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