



14 Gamlin Close

14, Gamlin Close, Wellington, TA21 8FN



Town Centre 0.5 miles : M5 (J26) 1.5 miles
: Taunton 6.5 miles

A well presented two bedroom semi detached modern property in a sought after location with driveway parking and garden.

- Two Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Living Room
- Kitchen/Dining Room
- Downstairs W.C
- Garden
- Parking
- Council Tax Band B
- Freehold

Guide Price £250,000

SITUATION

Situated on this popular development, on the eastern fringes of the town centre is this beautifully appointed modern family home. Wellington Town has an excellent range of shopping, recreational and educational facilities. The M5 motorway is accessible within one mile of the property and the County town of Taunton within six miles, where an even greater selection of facilities can be found, together with a main line rail link to London Paddington.

DESCRIPTION

This is an attractive semi detached family home built by Bloor Homes with the remainder of its LABC warranty. It is conveniently situated on the Longforth Farm development providing easy access to the Isambard Kingdom Brunel Primary School. An internal viewing is highly recommended to appreciate the quality and space on offer. In brief, the property comprises entrance hall, living room, kitchen/dining room, utility area and cloakroom. On the first floor are two double bedrooms, ensuite shower room and a family bathroom. Outside the property benefits from a South West facing rear garden and parking for two cars.

ACCOMMODATION

Entrance hallway with staircase to the first floor and door to living room. The living room is a light room with window to front, understairs storage cupboard and opening into the kitchen/dining room. The light and bright kitchen boasts a range of modern wall and base units with worktop over, integrated oven and ceramic hob with extractor over, space for fridge/freezer, and French doors leading out onto the rear garden. At one end of the Kitchen is a utility area with matching units and space for a washing machine underneath, door opposite to the W.C with wash basin. There is room for a dining table and chairs making

it an excellent space to entertain.

To the first floor is a landing with door to bedroom 1, a double room with a built in wardrobe, window to rear aspect and En suite with W.C, wash hand basin, walk in shower and heated towel rail. Bedroom 2 is another double room with window to front, built in wardrobe and storage cupboard. Family bathroom with bath, wash hand basin and W.C and heated towel rail.

OUTSIDE

At the front there is off road parking for two vehicles and a side gate to the rear garden. The low maintenance South West facing rear garden is enclosed by fencing with a patio area and short steps up to the lawn.

SERVICES

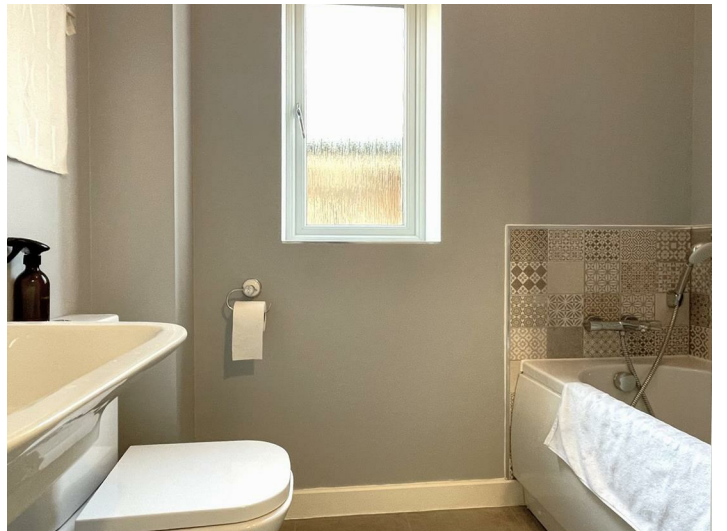
All mains services. Gas central heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside & likely outside with EE, Three, 02, and Vodafone (Ofcom). Annual Service Charge -approximately £227.

VIEWINGS

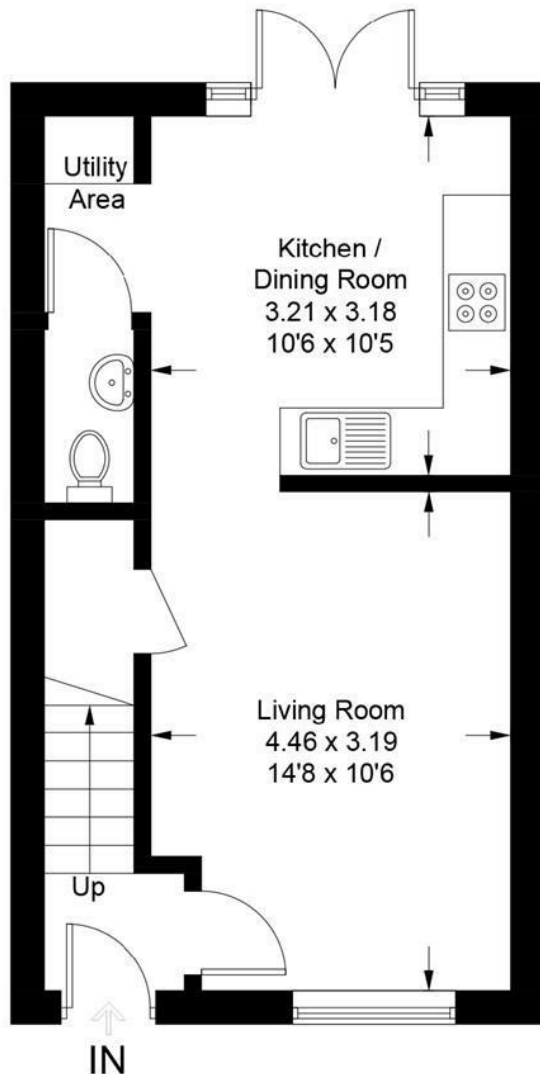
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

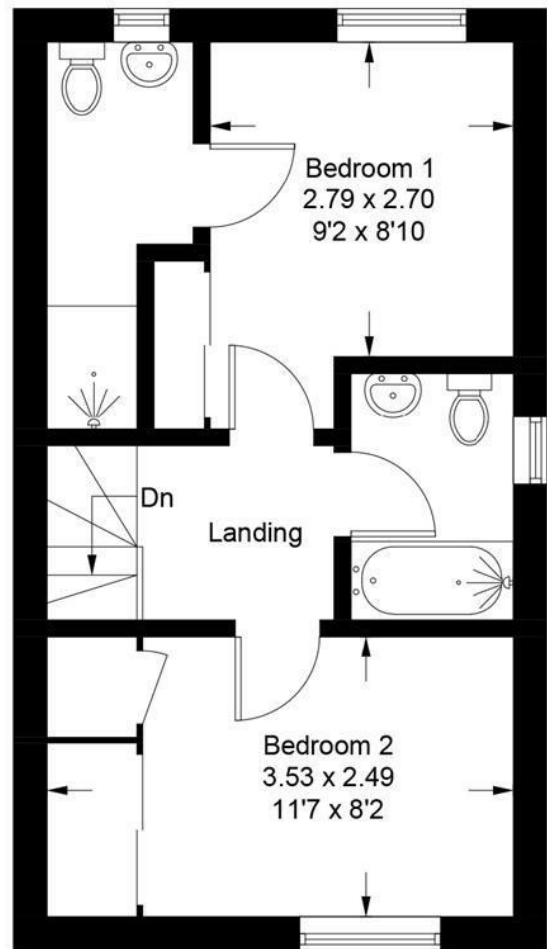
From our town centre office proceed in the Taunton direction passing through the traffic lights and continuing for approximately ½ a mile until you reach the roundabout. Take the first turning into Lillebonne, taking the second right into Maurice Jennings Drive continue to the bottom turning left into Follett Close then take the next left onto Gamlin Close then take the next right and the property can be found on the left hand side.



Approximate Gross Internal Area = 65.1 sq m / 701 sq ft



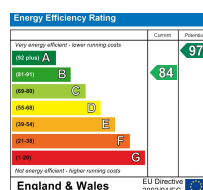
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1183483)

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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