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24 Weavers Reach

24, Weavers Reach, Tonedale, Wellington, TA21 0DH



Wellington Town Centre 1.2 mile | M5 (J26)  
3.2 miles | Taunton 7 miles

A spacious four bedroom mid terraced property with parking and garden located on the outskirts of Wellington in the popular area of Tonedale. No onward chain.

- Four Bedrooms
- Family Bathroom & Master En Suite
- Kitchen
- Living Room
- Downstairs W.C
- Front & Rear Garden
- No Onward Chain
- Council Tax Band C
- Freehold

Guide Price £250,000

### SITUATION

24, Weavers Reach is situated in a tucked away location in Tonedale. The property benefits from being close to the local amenities including bus stops into town, a nearby convenience store and popular coffee shop. Within easy walking distance is a playground and field with lots of rural walks close by, as well as the river Tone and old canal paths. The property is within walking distance from the town centre of Wellington which offers an excellent range of shopping, recreational and educational facilities together with easy access to the M5 motorway situated on the eastern outskirts of the town. The County town of Taunton is within 7 miles of the property where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

### DESCRIPTION

This spacious mid terraced property located on the outskirts of Wellington in the popular area of Tonedale. On the ground floor is a sitting room, kitchen and cloakroom. The property boasts four bedrooms across two floors with family bathroom and master en suite. There is a front and rear garden.

### ACCOMMODATION

Entrance hallway with door into the cloakroom with w.c and wash hand basin, storage cupboard and stairs rising to the first floor. Door to kitchen with a range of wall and base units, integrated oven, space for fridge/freezer, gas hob with extractor fan over, sink unit, plumbing and space for washing machine. Sitting room with patio doors to garden.

To the first floor are two double bedrooms and a family bathroom with shower over, wash hand basin and w.c. Bedroom two with windows to front and bedroom three with windows to rear aspect. The second floor comprises of a master

bedroom with windows to front aspect, storage cupboard and en suite shower room with wash hand basin, w.c and cupboard. Bedroom four is a single with window to rear aspect.

### OUTSIDE

Outside the rear garden has an area patio boarded by planters/flower beds. To the end of the garden is a shed, all enclosed by fencing with a rear gate for access and backs on to an area of trees. There are two parking spaces beneath a carport - please ask office for further information.

### SERVICES

All mains services are connected. Gas central heating. New windows in 2024. This property has the benefit of ultrafast broadband(Ofcom), Mobile coverage limited inside with EE, likely with O2 & Vodafone. Likely outside with O2, Three, EE & Vodafone.(Ofcom).

### VIEWINGS

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

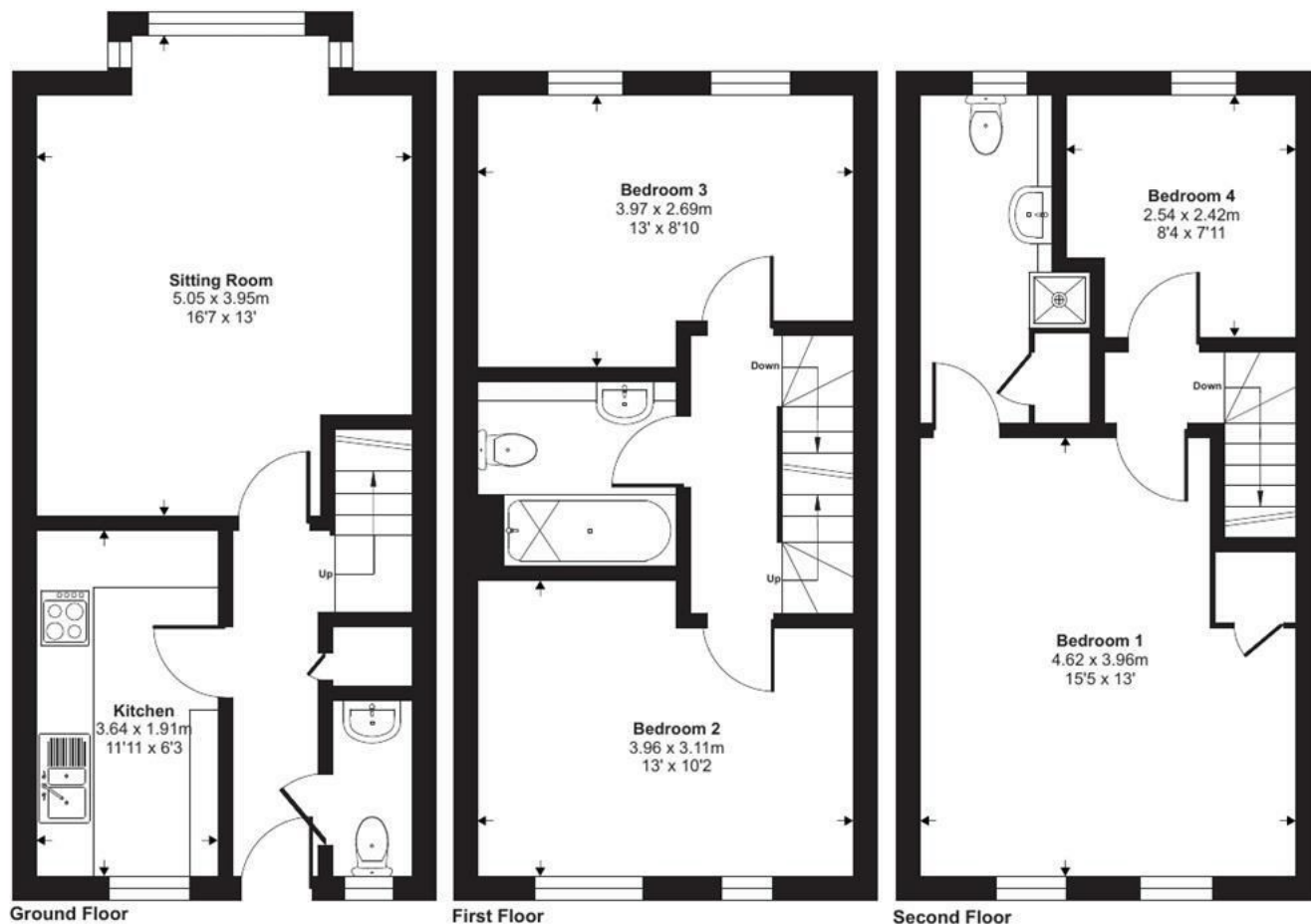
### DIRECTIONS

From the town centre traffic lights turn into North Street. Follow the road out of town, over the railway bridge where it leads into Milverton Road. Take the next left into Millstream Gardens and then go past the old mill and turn right into Weavers Reach, continue to the end of the Cul-de-sac and the property will be found on the left hand side.



Approximate Area = 1061 sq ft / 98.5 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). © nctechcom 2025. Produced for Stags. REF: 1277347

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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