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44 Mantle Street



44, Mantle Street, Wellington, Somerset TA21 8AU



Town Centre 0.5 mile / M5 (J26) 3 miles /  
Taunton 8 miles

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A three/four bedroom end of terrace property with South facing garden, two garages and driveway within walking distance of the town centre.

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- Three/Four Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Utility Room & Outside W.C
- Family Bathroom
- South Facing Garden
- Two Garages & Driveway
- Council Tax Band B
- Freehold

Guide Price £229,950

### SITUATION

Located within easy walking distance to 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

44 Mantle Street is an end of terrace property well positioned just a short walk into the centre of the town and comprises a sitting room, kitchen, dining room, utility room and W.C. To the first floor are two double bedrooms, family bathroom, storage cupboard with two further rooms to the second floor. Outside is a South facing rear garden with two garages and workshop/office.

### ACCOMMODATION

Front door into the sitting room, with window to front aspect, inglenook fireplace with log burner, steps leading to dining room and staircase rising to the first floor. Dining room with a built in shelving unit and window to rear garden. Kitchen with a range of units, double stainless steel sink with drainer, space for fridge/freezer, oven with extractor over, pantry and window to side aspect. From the dining room there is a door into a hallway/boot room with access to the rear garden and another door out to the side of the property. From the hallway/boot room there is a door to a utility room with a range of units, space and plumbing for washing machine and stainless steel sink with drainer.

To the first floor are two double bedrooms, bedroom one with front aspect and built in storage cupboard. Bedroom two with built in wardrobes and window overlooking the rear

garden. There is a spacious bathroom with panel bath and electric shower over, W.C, wash hand basin and a bidet with a window to side aspect. From the landing up steep steps to the second floor are two further rooms with windows to side aspect, both currently being used by the owners as third and fourth bedrooms.

Outside is a beautifully established south facing rear garden with an outside W.C and wash hand basin. There are two separate garages and a driveway for parking. The first garage includes an up and over door opening onto Bulls Row and a workshop/office all connected with power and light. The second garage can be found at the end of the garden and features power and light, an electric up and over door with driveway for parking.

### SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Multifuel/log burner. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside and likely outside with EE, Three O2, and Vodafone (Ofcom).

### VIEWINGS

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

### DIRECTIONS

From the Stags Wellington office at the traffic lights continue straight across onto Fore Street and follow until you reach Mantle Street. The property can be found on the left hand side on the entrance to Bulls Row before the Cinema.

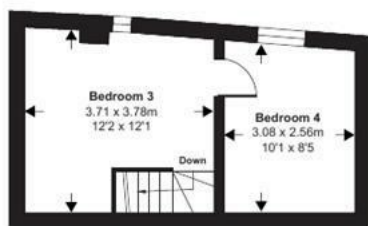




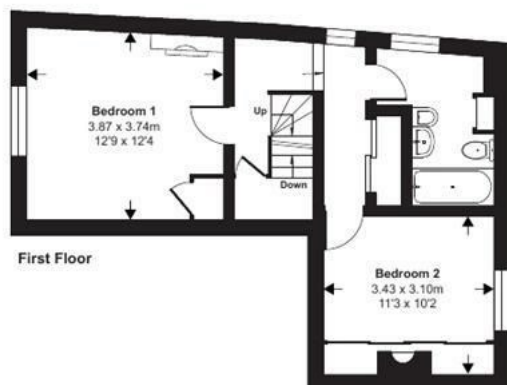
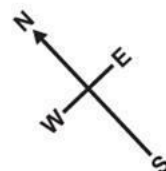


Approximate Area = 1306 sq ft / 121.3 sq m  
 Garage = 516 sq ft / 47.9 sq m  
 Outbuilding = 18 sq ft / 1.6 sq m  
 Total = 1840 sq ft / 170.8 sq m

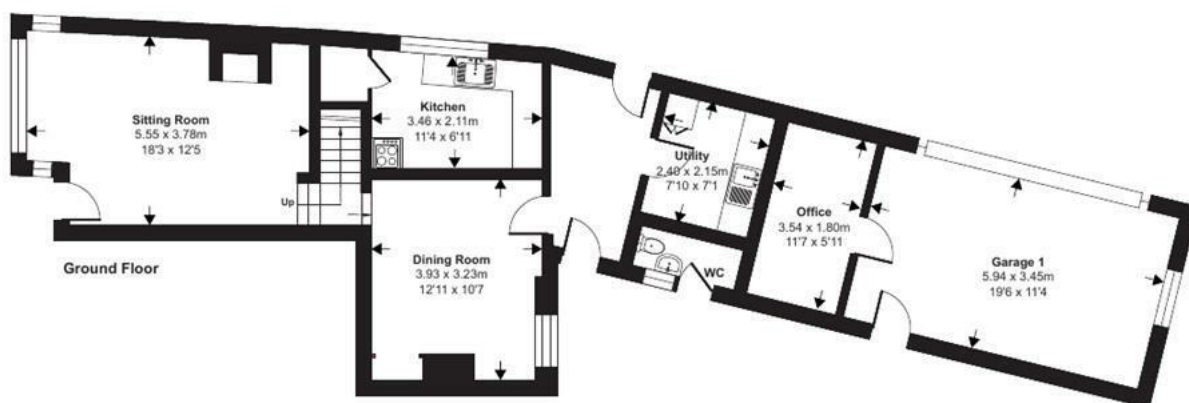
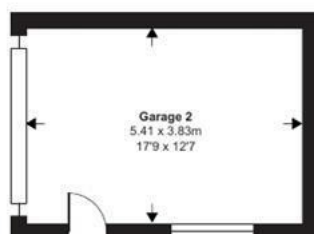
For identification only - Not to scale



Second Floor



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1288090

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 plus) A			
(81-91) B			
(69-80) C			
(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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