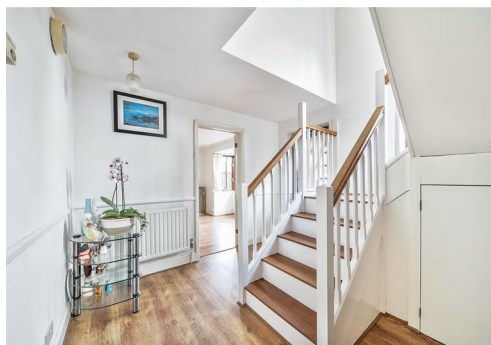




Lindley House

Lindley House, 51A Wellesley Park, Wellington, Somerset, TA21 8PZ



Wellington Town Centre 0.4 miles M5 (J26)
3 miles Taunton 8 miles

A four bedroom detached property with level garden, garage and driveway in a sought after location.

- Four Bedrooms
- En Suite & Family Bathroom
- Sitting & Dining Room
- Kitchen
- Utility & Cloakroom
- Office
- Enclosed Garden
- Garage & Driveway
- Freehold
- Council Tax Band F

Guide Price £625,000

SITUATION

Wellesley Park is situated in a popular area within walking distance of Wellington town centre, which offers an excellent range of shopping, recreational and scholastic facilities together with easy access to the M5 motorway on the Eastern outskirts of the town. The County Town of Taunton is within 8 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

Lindley House comprises of a sitting room, dining room, kitchen, office, utility room, cloakroom, four bedrooms with en suite to the master and separate bathroom. Outside is a enclosed level garden, garage and driveway parking for several cars.

ACCOMMODATION

Front door into the entrance hall, understairs storage cupboard, door to the sitting room. Sitting room with double glazed bay window, sliding patio doors to the rear garden and a feature fireplace. Dining room with double glazed box bay window to the rear. Kitchen with a range of wall and base units, with work surfaces over and inset 1 1/2 bowl sink unit, space and plumbing for washing machine, space for cooker point, with extractor fan over and breakfast bar and a serving hatch to the dining room. Office with double glazed window to front. Utility room with obscure double window to side, sink with drainer, front and rear access to outside and personal access into the garage. Cloakroom, with w.c wash hand basin and double glazed window to rear aspect.

First floor landing with access to the attic hatch, airing cupboard with a further storage cupboard. Bedroom one with built in wardrobes, double glazed window to rear. Bedroom two with double glazed window to

front aspect and built in wardrobes. Bedroom three with double glazed window to the rear. Bedroom 4 with double glazed window to front aspect. Family bathroom with wash hand basin, w.c, bath with shower over, double glazed window to rear aspect.

OUTSIDE

The rear garden is mostly level laid to lawn, patio area with wooden pergola, further patio area, stone chippings, a range of mature shrubs, plants, trees and bushes. Garage with up and over door, power and light. To the front of the property is parking for 2/3 cars.

SERVICES

All mains services. Gas boiler. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside with EE, Three, O2 and Vodafone and likely outside with EE, Three O2, and Vodafone (Ofcom).

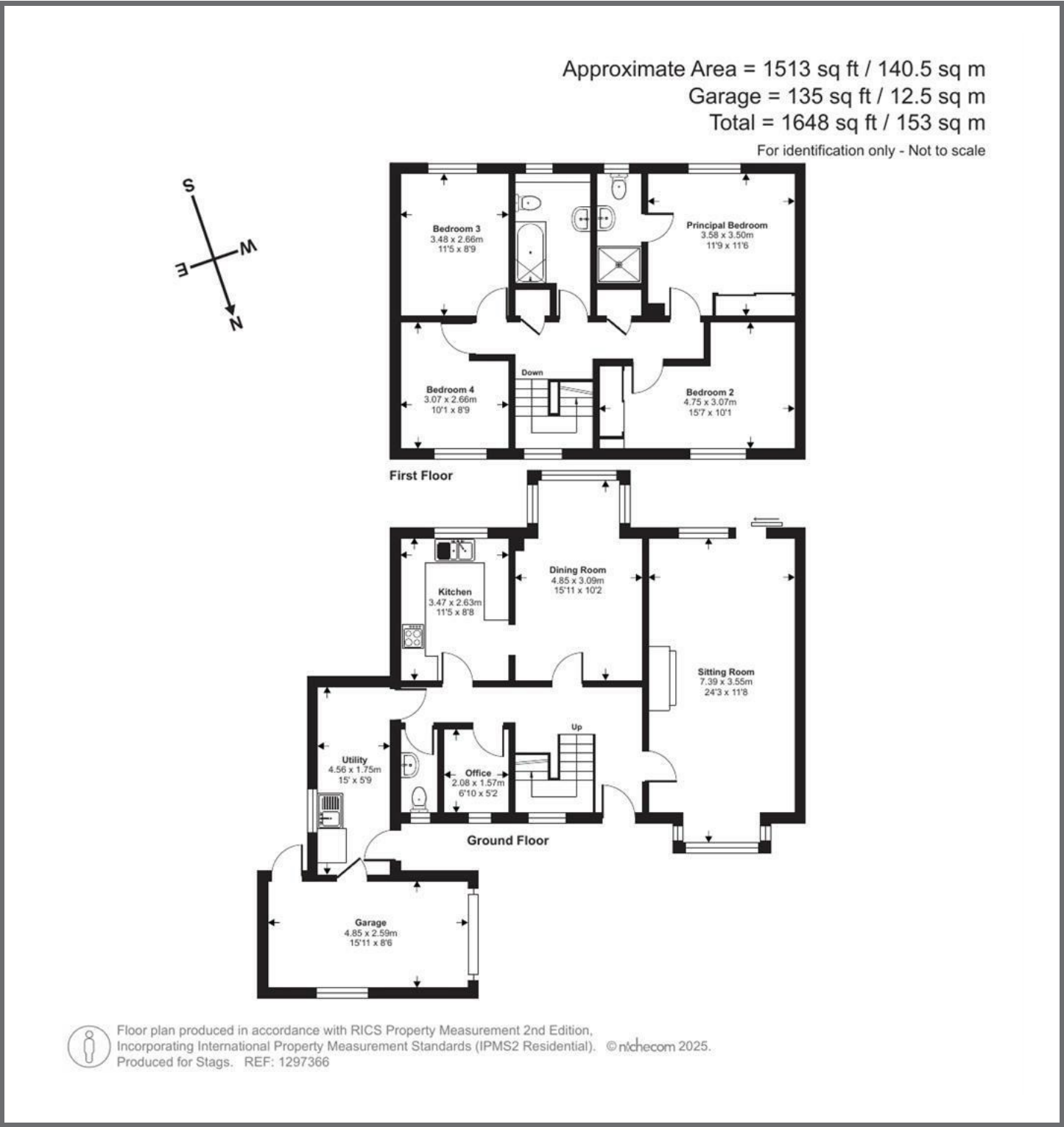
VIEWINGS

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

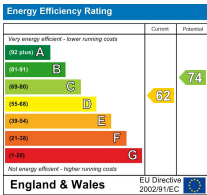
DIRECTIONS

From Stags office Wellington High Street, turn left on to South Street, continuing to the mini roundabout. Take the 2nd exit on to Wellesley Park and continue up the road taking the 2nd right into Wellesley Park again where the property can be found on the right hand side.





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.



7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk