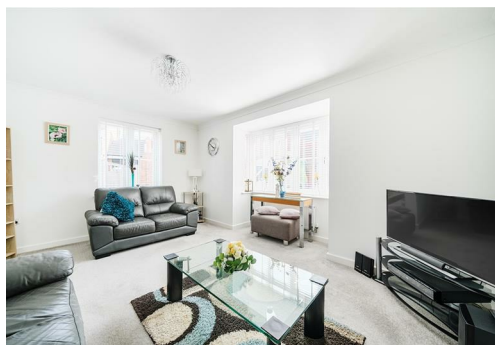




44 Proctor Road

44, Proctor Road, Wellington, Somerset TA21 8FE



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

A well presented three bedroom end of terrace modern home with double garage, driveway and rear garden.

- Three Bedrooms
- Family Bathroom
- En Suite Shower Room
- Sitting Room
- Kitchen
- Cloakroom
- Double Garage
- Rear Garden
- Council Tax Band C
- Freehold

Guide Price £335,000



SITUATION

Situated on a quiet and secluded part of 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

44 Proctor Road comprises, in brief, an entrance hall, cloakroom, understairs storage cupboard, sitting room, kitchen, two double bedrooms, single bedroom, en suite shower room and a family bathroom. To the outside is a double garage, rear garden and parking on driveway to front.

ACCOMMODATION

Entrance hall with door to cloakroom and understairs storage cupboard, with doors into the sitting room and kitchen/dining room. Spacious sitting room with window, and bay window to side. Kitchen/dining room with a range of modern wall and base units, integrated fridge/freezer, dishwasher, oven with induction hob and extractor fan over and 1 1/2 stainless steel sink with window and double doors leading out to the rear garden.

Stairs rise to the first floor with door into bedroom one, a double room with window to the rear garden, built in wardrobes and en suite shower room with w.c, wash hand basin. Bedroom

two, a double with dual aspect.

Bedroom three is a single room with window to side aspect. Family bathroom with w.c and wash hand basin.

To the outside is a double garage, driveway parking, and an attractive rear garden with an area of lawn, patio areas boarded by plants and shrubs and an area of decking perfect for a table and chairs.

SERVICES

All mains services. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside & likely outside with EE, Three, O2, and Vodafone (Ofcom). Annual estate management fee - Approx. £220.

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 1/2 a mile until you reach the roundabout. Take the first turning into Lillebonne, taking the third right hand turning, then the first right onto Proctor Road where the property will be seen on at the end of this road in the right hand corner.

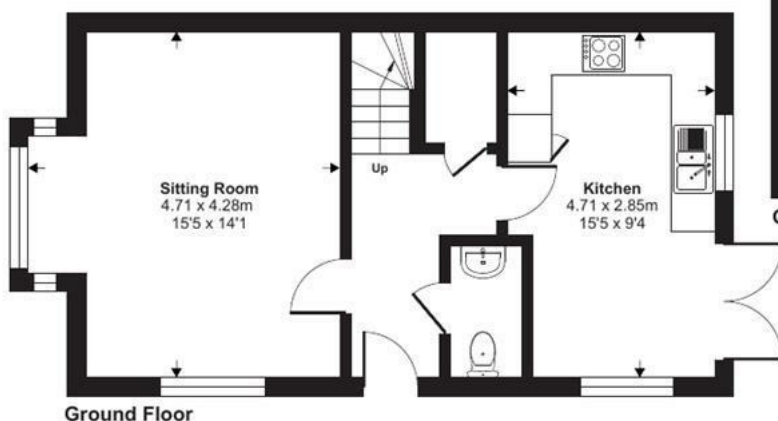
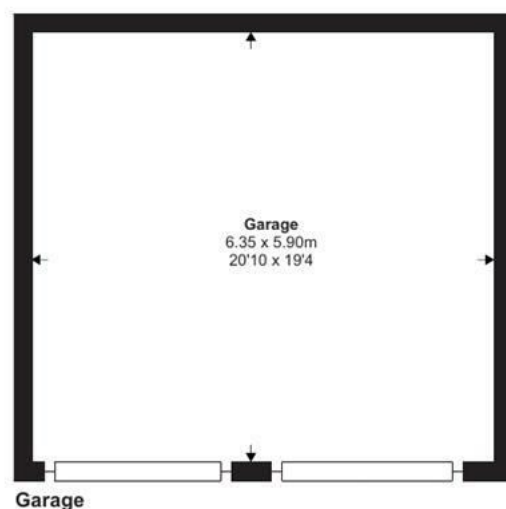
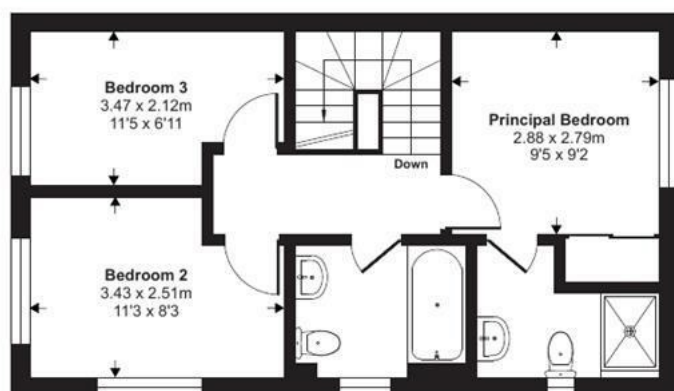
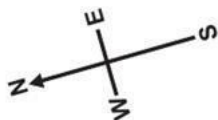


Approximate Area = 900 sq ft / 83.6 sq m

Garage = 403 sq ft / 37.4 sq m

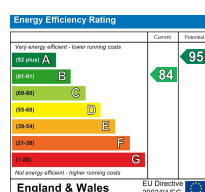
Total = 1303 sq ft / 121 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1298538

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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