



16 Weavers Reach



Wellington 1.1 miles | Taunton 7.5 miles

A semi-detached three bedroom property currently tenanted, located on the outskirts of town.

- Semi - Detached Property
- Three Bedrooms
- Family Bathroom & En-suite
- Sitting/Dining Room
- Kitchen
- Rear Garden
- Carport
- Currently Tenanted
- Freehold
- Council Tax C

Guide Price £250,000

SITUATION

16 Weavers Reach enjoys a tucked away position within Tonedale, whilst remaining conveniently close to local amenities including bus stops with services into the town centre, a nearby convenience store and a popular coffee shop. Within easy walking distance there is a children's playground, open green space and a number of rural walks, together with the River Tone and the old canal paths. The property is also within walking distance of Wellington town centre which provides an excellent selection of shopping, recreational and educational facilities, as well as access to the M5 motorway on the eastern outskirts of the town. The County town of Taunton lies approximately 7 miles away and offers a further comprehensive range of amenities, together with a main line railway station providing regular services to London Paddington.

DESCRIPTION

A three-bedroom semi-detached home situated on the outskirts of Wellington, currently let with AST tenancy of £925 per calendar month. The accommodation includes a spacious sitting/dining room, kitchen, cloakroom, master bedroom with en-suite, two additional bedrooms, and a family bathroom. Rear garden and carport.

ACCOMODATION

Front door leads to entrance hallway that leads to a convenient downstairs cloakroom. The sitting/dining room, positioned at the front of the home and features stairs ascending to the first floor. The kitchen is fitted with a range of base and wall units with work surfaces over, four-ring gas hob, under-counter oven, and stainless steel sink with drainer. Plumbing for washing machine and patio doors open directly onto the rear garden,

Stairs from the sitting/dining room lead to the first-floor landing, which provides access to all rooms, a useful airing cupboard, and a loft hatch. The front-facing double bedroom benefits from a en-suite shower room comprising a shower cubicle, W/C, and wash hand basin. A further double at the rear enjoys views over the garden, while the smallest of the

three rooms is positioned at the front of the property. The family bathroom is fitted with a panel bath, W/C, and a wash hand basin, completing the accommodation on this floor.

OUTSIDE

The property occupies a corner plot, providing additional side space currently laid with gravel for low-maintenance appeal. A side gate leads to the fully enclosed rear garden, which offers a good degree of privacy and is predominantly gravelled, with a central lawn and planted borders. At the side of the garden is a gate that gives access to the carport.

SERVICES

All mains services. Mobile coverage is good outdoor - EE, good outdoor, variable in home - O2 and Vodafone, variable outdoor - Three (Ofcom). This property has the benefit of Superfast broadband (Ofcom).

VIEWINGS

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

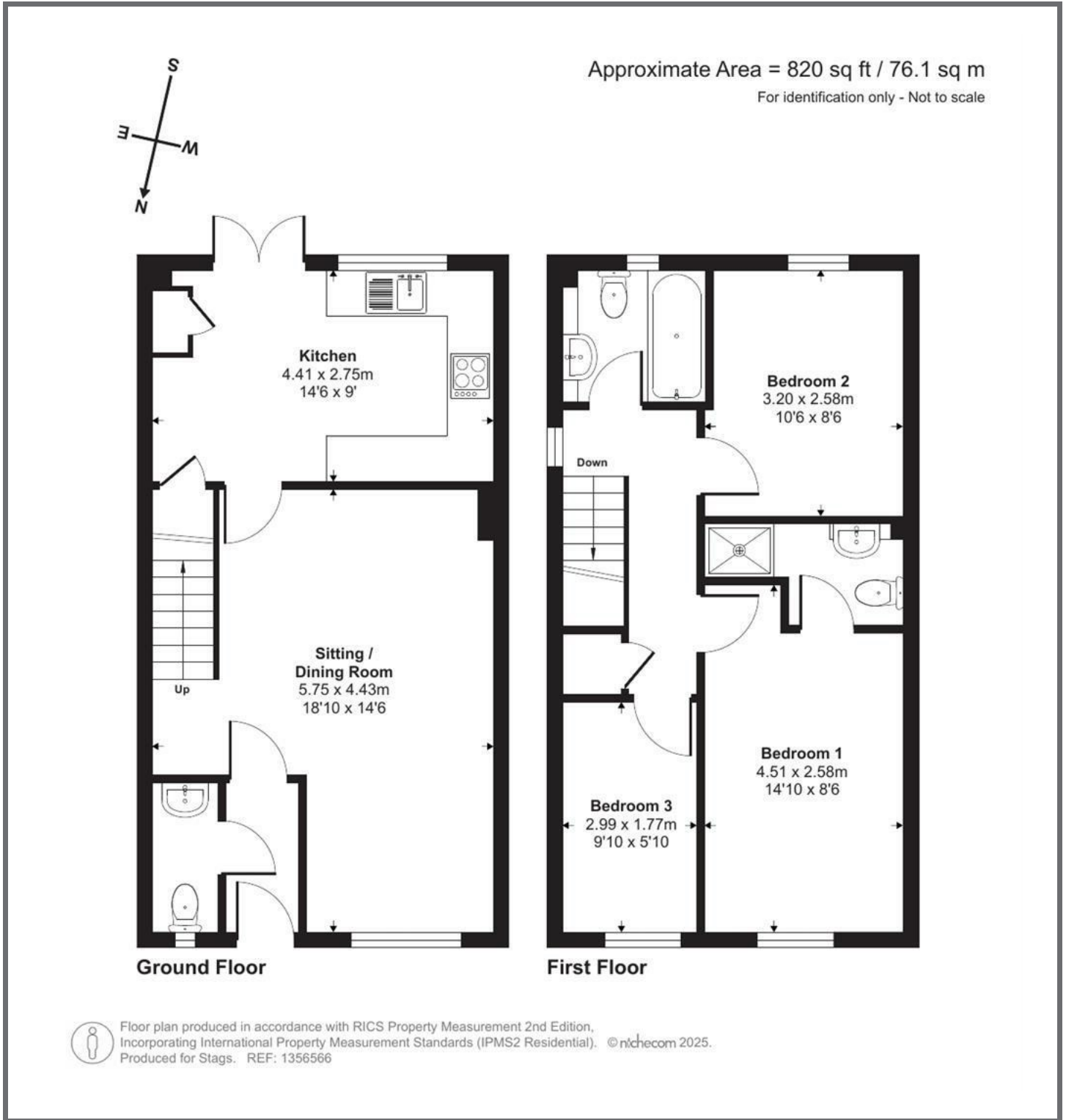
DIRECTIONS

From our Wellington office, proceed onto North Street towards the B3187. Take the left turning into Mill Stream Gardens and continue straight ahead into Weavers Reach, where the property will be found on the left-hand side.

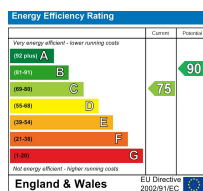
LETTING

If you are considering investing in a Buy To Let or letting another property, and require advice on general lettings information, then please contact a member of our lettings team on 01823 662234 or rentals.wellington@stags.co.uk.





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