



12 Shuteleigh



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

An individual detached property located in cul de sac position close to town.

- Five Bedrooms
- Family Bathroom & Master En Suite
- Two Reception rooms
- Spacious Kitchen/Breakfast Room
- Large Conservatory
- Generous Attractive Garden
- Garage & Driveway Parking
- Council Tax Band - F
- Freehold

Guide Price £575,000



SITUATION

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

An individual detached property located in a cul de sac position, which has been extended over the years. Providing five bedrooms, master en suite and family bathroom, spacious kitchen/breakfast room, two reception rooms, cloakroom and conservatory. Outside are established gardens and garage and parking.

ACCOMMODATION

Front door into entrance hall with door to all rooms and stairs to first floor. Kitchen/breakfast room with a range of wall and base units with work surfaces over, inset sink and drainer, Mele appliances including double oven and grill, induction hob with extractor over, fridge/freezer, dishwasher and wine fridge. French door lead to the garden. Sitting room enjoys dual aspect and double doors into the conservatory, with further access to the garden. Dining Room located at the rear of the property over looking the garden. Complementing this floor is a useful utility and cloakroom.

On the first floor are five bedrooms with the master benefiting from an en suite, all

with a pleasant aspect. Family bathroom with jacuzzi bath, WC and wash hand basin.

OUTSIDE

The rear garden is enclosed by fencing with a range of mature plants and shrubs, with a good degree of privacy. There is an area of patio and lawn with a large pond. It also benefits from a Hydrotherapy pool and a useful outbuilding currently been used for storage but would make an ideal home office. To the front is a gravel driveway, with access to garage with power, light and internal door to hallway. Path to front door with hedging and shrub borders.

SERVICES

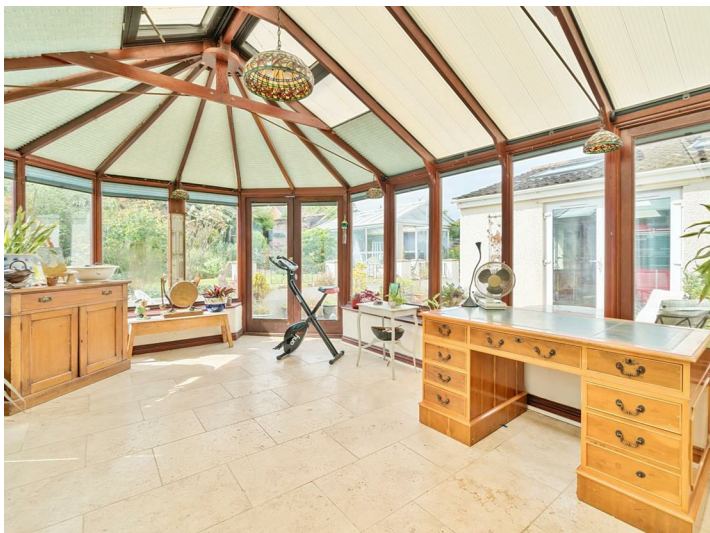
All mains services - Gas fired heating. This property has the benefit of superfast broadband(Ofcom). Mobile coverage available inside & outside with EE. Limited inside and outside with Three, O2, and Vodafone (Ofcom).

VIEWINGS

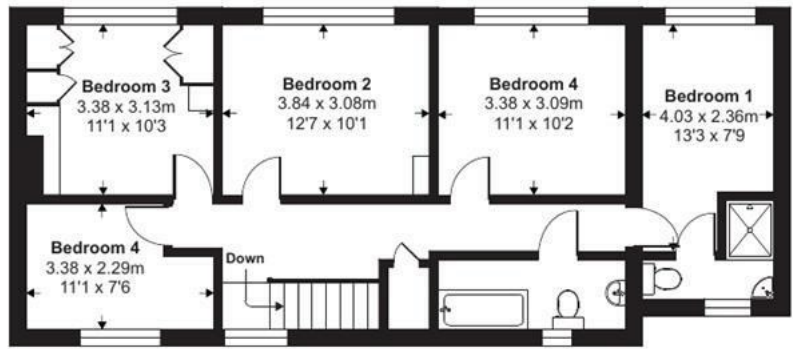
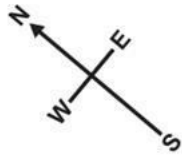
Strictly by appointment please with the vendors agents, Stags, Wellington office.

DIRECTIONS

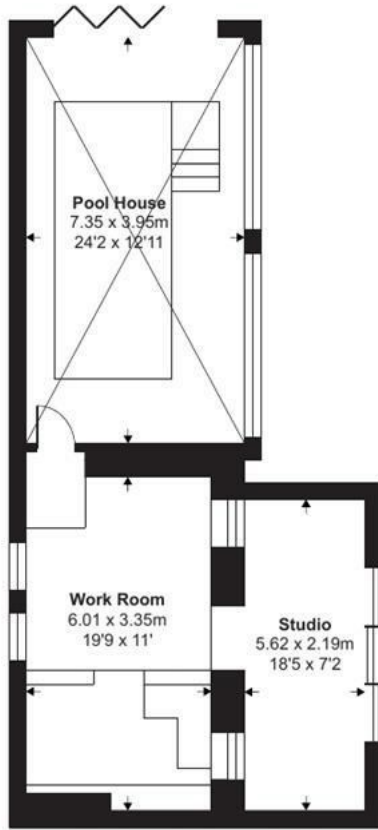
From our office in the centre of Wellington turn left at the traffic lights into South Street passing over a small mini roundabout. Continue turning left into Shuteleigh continue to the end where the property will be found on the left hand side.



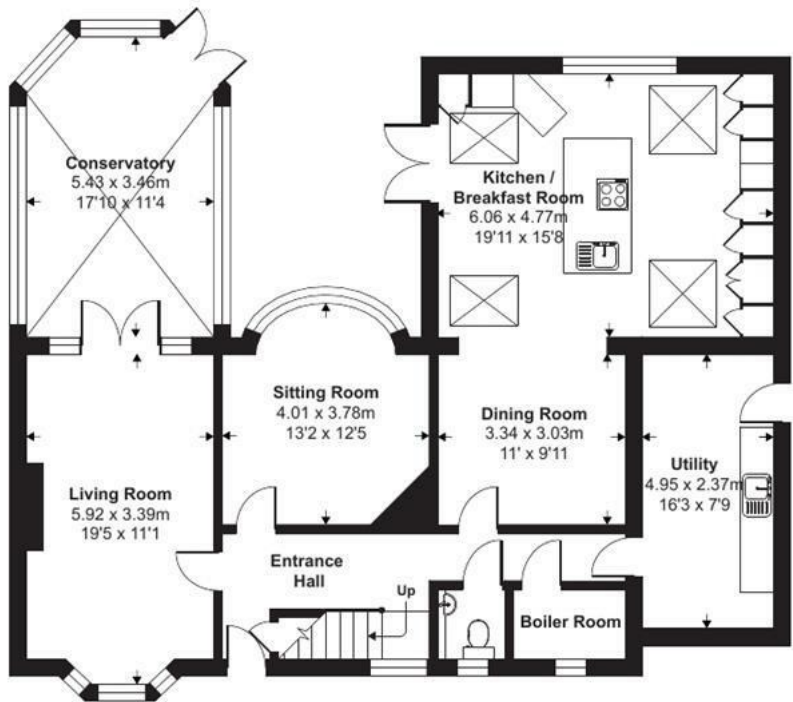
Approximate Area = 2144 sq ft / 199.2 sq m
 Outbuilding = 723 sq ft / 67.2 sq m
 Total = 2867 sq ft / 266.3 sq m
 For identification only - Not to scale



First Floor



Outbuilding

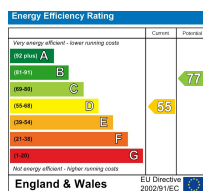


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1177330

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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