



24 Seymour Street

24, Seymour Street, Wellington, TA21 8JU



Wellington 0.6 miles | Taunton 7.2 miles

A well positioned detached property in Wellington.

- Detached property
- Three Bedrooms
- Kitchen/Breakfast Room
- Sitting room & Study
- Dining Room
- Family Bathroom & Cloakroom
- Rear Garden
- Garage
- Council Tax Band D
- Freehold

Guide Price £425,000



SITUATION

Situated in a sought-after residential location approximately half a mile north of Wellington town centre, the property benefits from convenient access to a wide range of amenities. Wellington offers an excellent selection of shopping, leisure and educational facilities, together with easy access to Junction 26 of the M5 motorway, located to the east of the town. The county town of Taunton lies approximately seven miles away and provides an even broader range of shopping, recreational and commercial facilities, as well as a mainline railway station with direct services to London Paddington.

DESCRIPTION

A well presented detached family home. The accommodation comprises a kitchen/breakfast, dining room, sitting room, study, three bedrooms, a family bathroom, and a cloakroom. Outside, the property benefits from a garage and parking and an enclosed rear garden.

ACCOMMODATION

A covered porch provides access to the front door, opening into a welcoming entrance hall with stairs rising to the first floor, a cloakroom, useful storage cupboard and doors leading to all principal rooms. The dining room is positioned to the front of the property and enjoys a front-aspect window, complemented by a useful alcove storage area. An attractive archway opens through to the sitting room, situated at the rear of the house. The sitting room features a fireplace, patio doors opening onto the rear garden and a door leading to the study, which benefits from a front-aspect window. The kitchen/breakfast room is fitted with a range of matching wall and base units with work surfaces over, integrated fridge and dishwasher, sink unit and space for washing machine, tumble dryer, freezer and oven with extractor hood above. Sliding

doors provide access to the rear garden, while a separate external door leads to the side of the property.

To the first floor, the landing provides access to all bedrooms, the family bathroom and linen cupboard. The principal bedroom is situated to the front of the property and benefits from built-in wardrobes. There are two further bedrooms, served by a family bathroom fitted with a bath, separate shower, WC and wash hand basin.

OUTSIDE

To the rear, the garden enjoys a patio seating area with access from both the kitchen and sitting room, raised pond, while the rest of the garden is mainly laid to lawn. A hardstanding parking area is accessed via Mitchell Street and leads to the spacious garage, equipped with power and lighting.

SERVICES

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

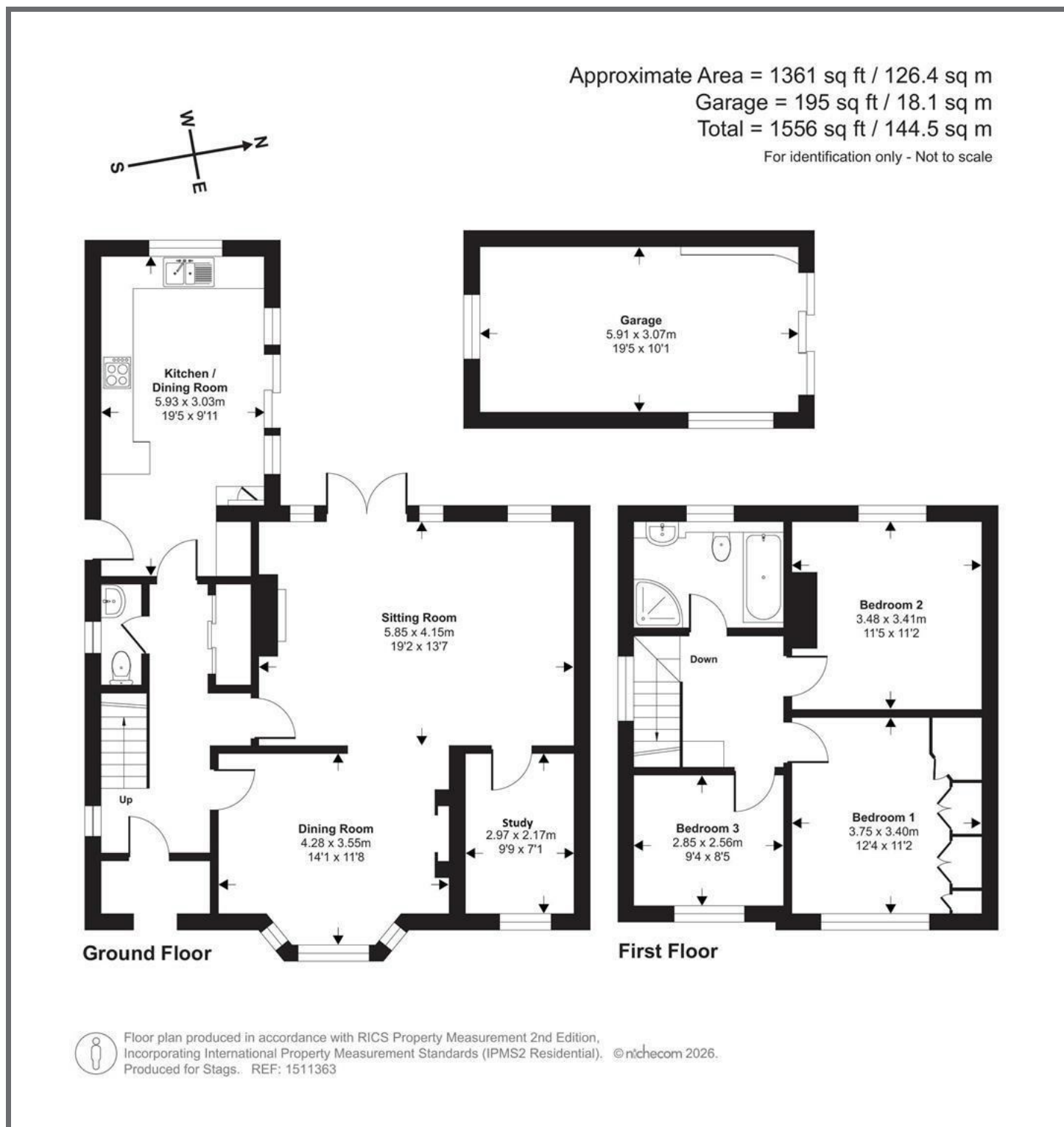
VIEWINGS

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

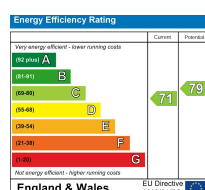
DIRECTIONS

From our office in Wellington town centre, proceed north along North Street towards Milverton. Continue along this road and take the fourth turning on the right into Seymour Street. The property will be found on the left-hand side, next to the junction onto Mitchell Street.





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