



26 George Street, Wellington, TA21 8JA

Wellington Town Centre approx. 0.5 miles - Close to M5 Junction-Taunton 6 miles

- Close to centre
- Character features
- Lounge
- Dining room
- Kitchen
- Garden
- Council Tax band B
- 6/12 months plus
- Deposit £1380
- Tenant fees apply

£1,150 Per Calendar Month

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### Entrance Hall

Entered via a wood front door with obscure glaze panels into a small porch. Further wooden door into hallway. Stripped wood flooring, stairs to 1st floor and doors to lounge, dining room and kitchen.

### Lounge

Open Fire with wood mantle over. uPVC double glazed bay window to front aspect, picture rails, radiators and stripped wood flooring.

### Dining room

Wood burning stove set on tiled hearth, laminate flooring, radiator, thermostat and understairs storage cupboard housing combination boiler and gas meter.

### Lean too

Tiled floor, Perspex roof and uPVC double glazed doors and windows to garden.

### Kitchen

Cream wall, drawer and base units with black work surface over. Freestanding range style oven and gas hob and electric oven. Tiled flooring, uPVC double glazed window overlooking garden and stainless steel sink with mixer tap over.

### 1st Floor Landing

Doors to bedrooms and bathroom

### Bedroom 1

Two uPVC double glazed windows to front aspect, 2 radiators, feature cast iron fireplace and built in cupboard.

### Bedroom 2

uPVC double glazed window overlooking rear garden, radiator.

### Bathroom

Fitted with a white suite comprising: Low level WC, wash hand basin with large drawers built in under and medicine cabinet over. Panelled bath with Therma shower over. Heater towel rail, feature cast iron fireplace and obscure uPVC double glazed window.

### Bedroom 3/loft room

With sloping ceilings and uPVC double glazed window overlooking rear garden and beyond.

### Outside

The property has a level rear garden. There is a shared path running along the side of the house into the garden and on road parking

### Services

Mains electric gas, water and drainage.  
Gas central heating  
Council tax band B.

Ofcom predicted Broadband  
Standard 16 Mbps 1 Mbps Good  
Superfast 58 Mbps 10 Mbps Good  
Ultrafast 1800 Mbps 220 Mbps

### Situation

George Street is situated half a mile away from Wellington town centre, just off



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