STAGS



73 Buckwell

73, Buckwell, Wellington, Somerset TA21 8TE







Town Centre 0.25 Miles | M5 (J26) 2 Miles | Taunton 7 Miles

A well-presented three bedroom house with garage and parking situated within walking distance of the town centre.

- End of Terrace
- Three Bedrooms
- Kitchen
- Sitting/Dining Room
- Family Bathroom
- Rear Garden
- Garage and Off Street Parking
- No Onward Chain
- Council Tax Band C
- Freehold

Guide Price £275,000

SITUATION

Situated in a quiet cul de sac location within easy walking distance of Waitrose and Wellington town centre, Buckwell enjoys convenient access to a wide range of shopping, recreational and educational facilities. The property is also well placed for access to the M5 motorway. The county town of Taunton lies approximately 7 miles to the east, offering an extensive range of amenities, together with a mainline railway station providing regular services to London Paddington.

DESCRIPTION

A well-presented three-bedroom end-of-terrace family home situated within a quiet residential setting close to the heart of Wellington. The light and neutrally decorated accommodation comprises a spacious sitting room /dining room with French doors opening onto the terrace and rear garden, a good quality fitted kitchen, three bedrooms, two of which are double, and a family bathroom. Externally, the property has a courtyard garden, walled on two sides, with a useful storage shed, together with a single garage and parking. Offered to the market with no onward chain.

ACCOMMODATION

The front door opens into an entrance hall, leading through to a bright and spacious sitting/dining room. This dual-aspect reception room benefits from a bay window to the front elevation, French doors opening onto the courtyard garden, a feature fireplace, and stairs rising to the first floor. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating an integrated oven and hob with extractor hood above. There is space and plumbing for a washing machine, space for a fridge/freezer, a sink unit, and a window overlooking the rear garden.

On the first floor, the landing provides access to all bedrooms, the family bathroom, and an airing cupboard. The principal bedroom enjoys a front-facing window and a built-in wardrobe. Bedroom two overlooks the rear garden and benefits from a built-in cupboard, whilst bedroom three is a single bedroom with a window to the front aspect. The family bathroom is fitted with a bath with shower over, low-level WC, and pedestal wash hand basin.

OUTSIDE

To the rear of the property is an enclosed garden with a gate to the lane. The attractive garden is landscaped with a variety of mature shrubs and planting, together with two terraces, ideal spaces for outdoor dining. The garden is south facing and allows you to enjoy the sun through out the day. A useful garden shed offers additional storage. The property also benefits from a generous single garage with an up-and-over door and an allocated parking space.

SERVICES

All mains services are connected. Mobile coverage is good outdoor and in-home with EE, O2, Three and Vodafone (Ofcom). This property benefits from superfast broadband (Ofcom).

VIEWINGS

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

LETTING

The property is ideal as a home and also as a rental, the current owner having both lived in and rented it out. It is currently let until the 13/02/2027.

DIRECTIONS

From Stags High Street office in Wellington, proceed away from the town towards Taunton Road. After the junction and passing Waitrose on your right-hand side, turn right into Buckwell. At the junction turn right, continue down following the road around to the left. After a short distance number 73 will be seen on the right.











Approximate Gross Internal Area = 70.6 sq m / 760 sq ft

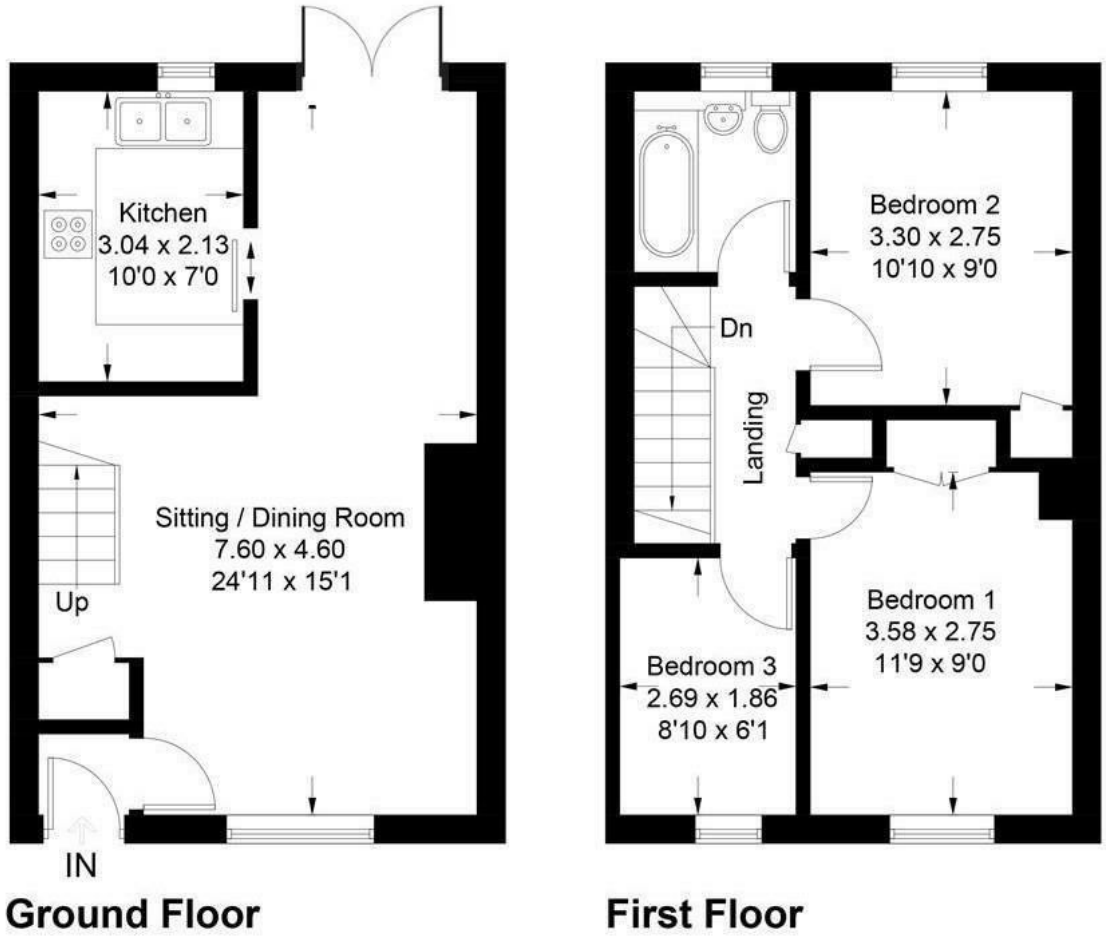
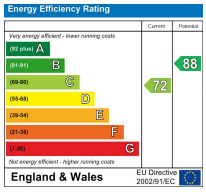


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID894545)

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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