



WARE & CO
estate and letting agents

6 Lyddon Close, Wellington – TA21 9AS
£280,000

6 Lyddon Close

Wellington

- A well presented semi-detached bungalow
- Available with no onward chain
- Ample driveway parking
- Garage
- Enclosed rear garden with brick built store and timber shed
- Spacious living/dining room with patio doors to garden
- Refitted kitchen with integrated appliances
- Two bedrooms

TOTAL FLOOR AREA 48 sq.m.

TENURE Freehold

COUNCIL TAX Somersert Council Tax Band C.
Charges payable for 2025/26 - £2,193.22

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 1000mbps are available and good mobile signal across the four main networks.

EPC Energy Efficiency Rating: D





A well presented semi-detached two bedroom bungalow situated in a quiet cul-de-sac location within the popular market town of Wellington. The property benefits from ample driveway parking, a garage and a private enclosed rear garden, and is offered to the market with no onward chain, making it an ideal purchase for those seeking a straightforward move.

The bungalow is approached via a generous driveway providing parking for several vehicles and access to the garage. Internally, the accommodation is well laid out and neatly presented throughout. An entrance hall welcomes you into the property and includes a useful cloaks cupboard for coats and storage. The living/dining room is a bright and comfortable space with patio doors opening directly onto the rear garden, allowing for plenty of natural light and easy access to a covered outdoor seating and entertaining area. The refitted kitchen is well appointed with a range of modern units and integrated appliances, offering a practical and stylish cooking space.

There are two bedrooms, both well proportioned and suitable for use as guest accommodation, a home office or hobby room if required. A three piece bathroom suite completes the internal accommodation.

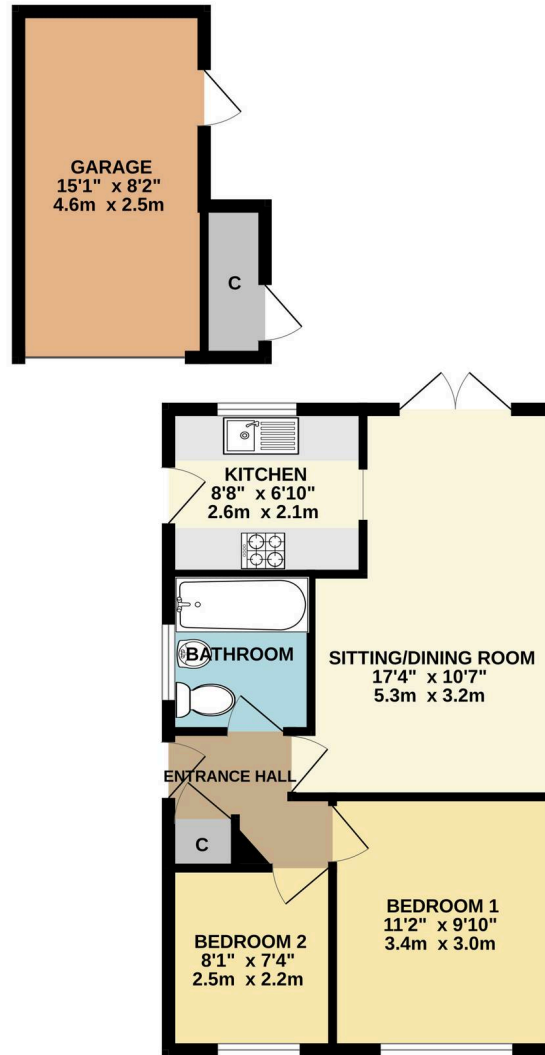
Outside, the enclosed rear garden provides a pleasant and private outdoor space with areas suitable for seating and planting. The garden also benefits from a brick built store and a timber garden shed, providing useful additional storage.

The property is located in a quiet residential cul-de-sac within easy reach of the centre of Wellington, a thriving Somerset market town offering a range of independent shops, supermarkets, cafés and local amenities. The town also benefits from well regarded primary and secondary schooling, sports clubs and access to beautiful countryside.

For commuters, Wellington provides convenient access to the A38 and M5 motorway (Junction 26), while the county town of Taunton lies approximately seven miles away and offers a mainline railway station with services to London Paddington and the South West.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



ESTIMATED AREA INCLUDES GARAGE.

TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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