



29A Richards Close



Wellington Town 1 mile | M5 1½ miles |
Taunton 6½ miles

An individual three bedroom detached property just outside of Wellington Town.

- Three Bedrooms
- Family Bathroom
- Sitting room
- Kitchen/Diner
- Utility/Cloakroom
- Garden
- Parking
- No Onward Chain
- Freehold
- Council Tax D

Guide Price £279,950



SITUATION

Tucked away in a cul-de-sac, the property is conveniently located a mile from the town centre, which offers an excellent variety of shopping, recreational, and educational amenities. The M5 motorway is easily accessible within 1½ miles, while the county town of Taunton lies approximately 6½ miles away, providing an even wider range of facilities along with a mainline rail service to London Paddington.

DESCRIPTION

A three-bedroom detached property situated on the outskirts of Wellington. The accommodation briefly comprises an entrance hallway, sitting room, kitchen/diner, utility and cloakroom. On the first floor are three bedrooms, and a family bathroom. Outside, the property benefits from established gardens and parking. The property is offered for sale with no onward chain.

ACCOMODATION

The front door opens into the entrance hall, dual aspect windows and staircase leading to the first floor. The kitchen/dining room is fitted with a range of matching wall and base units, with worktops over and incorporating a 1½ bowl sink unit. To the rear, the sitting room includes bi-fold doors providing direct access to the garden. A utility room with units and worktops over it also provides access to the cloakroom fitted with a WC and hand wash basin.

Stairs lead to the first-floor landing, giving access to all rooms and the loft. The principal bedroom is a double room, featuring patio doors opening onto a balcony at the rear of the property. The

second bedroom is also a double, with a window to the front, while the third bedroom is a single, also enjoying a front aspect. The family bathroom is fitted with a bath and shower over, WC and hand wash basin.

OUTSIDE

The rear garden is accessed via steps from the bi-fold doors, leading down to a patio area. Enclosed by wooden fencing, the garden is mainly laid to lawn and includes a garden shed. To the front of the property, there are two parking spaces and a gravelled area, also enclosed by wooden fencing.

SERVICES

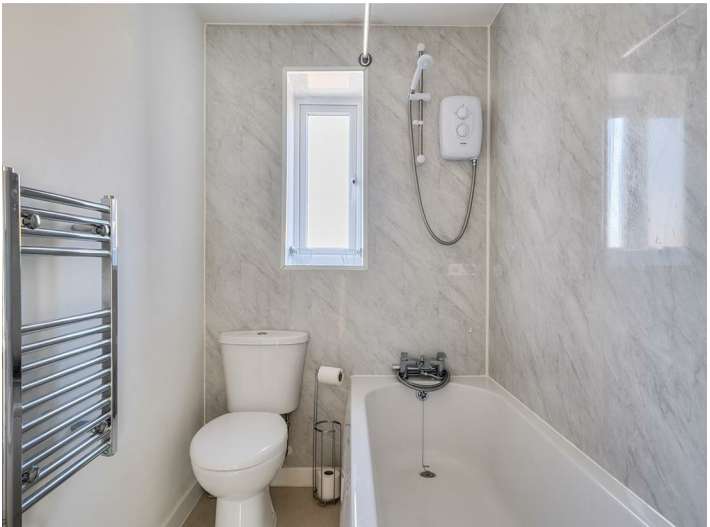
Mains drainage, electricity and water. High risk of surface flooding risk. Solar panels. Good outdoor mobile coverage, variable in home - EE & Vodafone. Good outdoor mobile coverage - O2 & Three (Ofcom.) This property benefits from Ultrafast broadband (Ofcom).

VIEWINGS

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

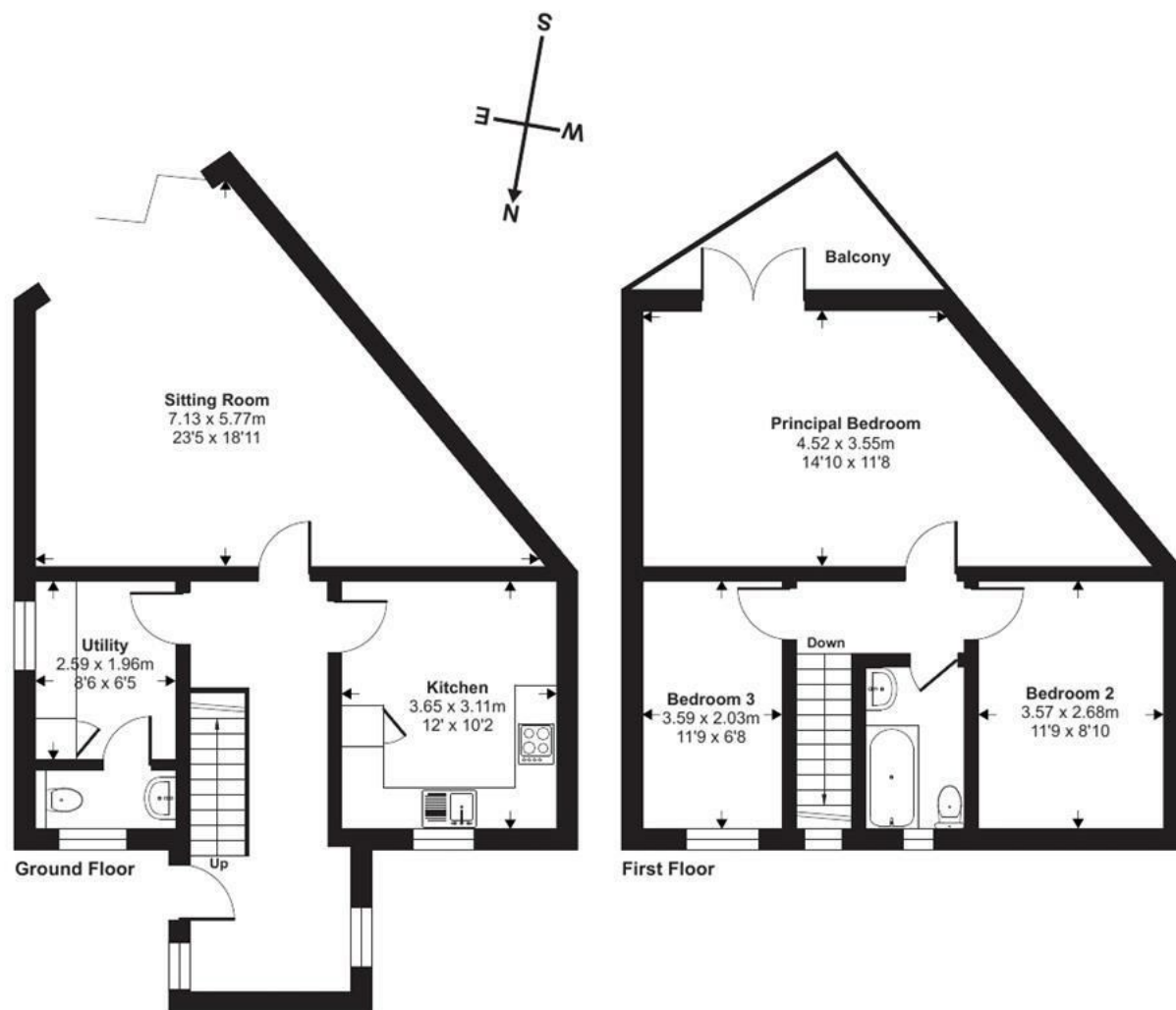
DIRECTIONS

From the Wellington office, turn right onto North Street and follow the B3187 for 0.8 miles. Turn right onto Wardleworth Way, then take a left turn into Richards Close, where the property will be found on the left-hand side.



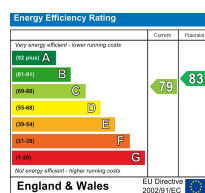
Approximate Area = 1185 sq ft / 110 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1344710

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



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London