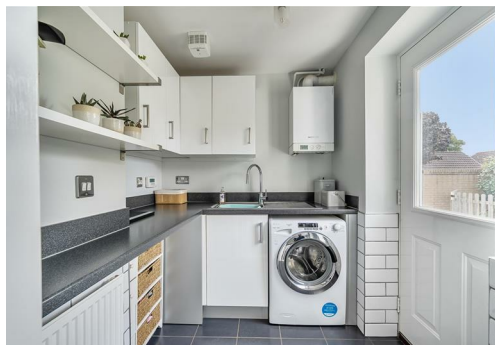




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56 Bramley Close

56, Bramley Close, Wellington, Somerset TA21 9AF



Wellington 1 mile | Taunton 6 miles

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## An attractive five bedroom detached property located on the outskirts of Wellington.

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- Accommodation over three floors
- Detached
- Five bedrooms
- Sitting Room
- Snug
- Kitchen/Breakfast Room
- Double Garage and Driveway
- Garden
- Freehold
- Council Tax E

Offers In Excess Of  
£450,000



### SITUATION

Located on the outskirts of Wellington, the property benefits from the town's excellent range of shopping, recreational, and educational facilities, along with convenient access to the M5 motorway, just 2 miles to the east. The county town of Taunton lies within 7 miles, offering an even wider choice of amenities as well as a mainline rail service to London Paddington.

### DESCRIPTION

A well presented five-bedroom detached home set across three floors on the outskirts of Wellington. The accommodation includes a kitchen/breakfast room, dining room, sitting room, utility, and cloakroom. Upstairs features two bedrooms with en-suite facilities, three additional bedrooms, a family bathroom, and a separate shower room.

### ACCOMMODATION

The front door opens into a welcoming entrance hall with stairs rising to the first floor, cloakroom and access to all principal rooms. The sitting room extends the full depth of the house, featuring a bay window to the front and French doors opening to the rear garden, with a multi-fuel stove forming the centrepiece. A second reception room, also with a bay window to the front, is currently arranged as a snug but offers flexibility to be used as a dining room or study. The kitchen/breakfast room is well-appointed with a range of wall and base units, work surfaces and a stainless steel sink. Integrated appliances include a five-ring gas hob with extractor over, double oven and fridge/freezer. A bay window creates the perfect space for a breakfast table and chairs. Adjoining the kitchen, the utility room provides further storage together with space and plumbing for appliances, and a door leading to the rear garden.

On the first floor there are three double bedrooms. The principal bedroom benefits from an en-suite bathroom fitted with twin wash basins. The second bedroom also enjoys the advantage of an en-suite, while the third bedroom takes in pleasant views over the rear

garden. The family bathroom is fitted with a white three-piece suite comprising WC, wash hand basin and shower cubicle, with natural light provided by a window to the rear. The landing gives access to the second floor where there is useful storage and two further bedrooms. One is a spacious double aspect room with Velux windows to the rear and a window to the front, while the fifth bedroom is also double aspect and benefits from an over-stairs storage cupboard. These bedrooms are served by a shower room fitted with a three-piece suite comprising WC, wash hand basin and shower cubicle, complemented by a Velux window.

### OUTSIDE

To the rear, the property boasts an enclosed garden with a southerly aspect. A patio and gravelled area provide space for outdoor seating and dining, leading onto a lawned area bordered by walls. A side gate gives access to the rear driveway and double garage, which is fitted with power and light and accessed via two up-and-over doors and a personnel door to the side. An additional gate provides a route through to the front of the property.

### SERVICES

Mains services. EV charging point. Mobile coverage is good outdoor with O2, Three and Vodafone and good outdoor and variable in-home with EE (Ofcom). This property has the benefit of Ultrafast broadband (Ofcom.)

### VIEWINGS

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

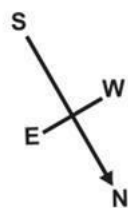
### DIRECTIONS

From the Wellington office, head along the High Street towards the B3187. At the roundabout, take the second exit onto Taunton Road. Continue to the next roundabout and take the third exit onto Torres Vedras Drive. Turn left into Bramley Close, where the property will be located on your right-hand side.







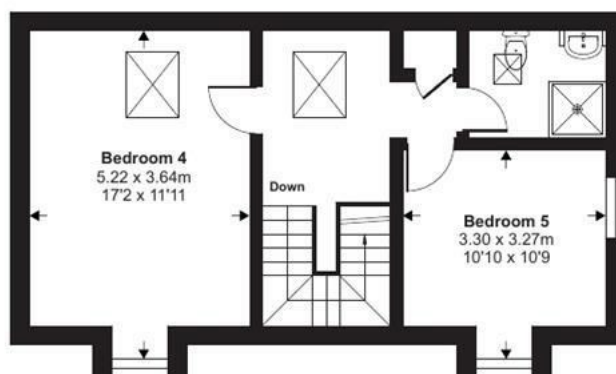
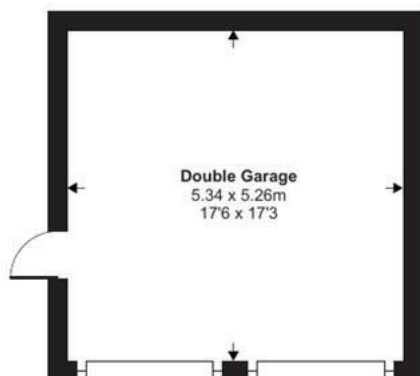


Approximate Area = 1791 sq ft / 166.3 sq m

Garage = 302 sq ft / 28 sq m

Total = 2093 sq ft / 194.3 sq m

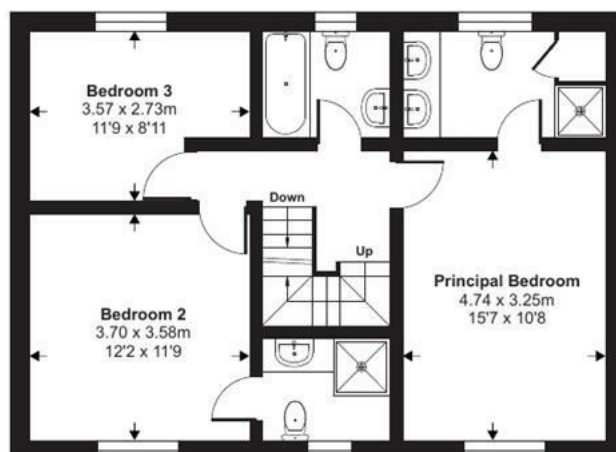
For identification only - Not to scale



Second Floor



Ground Floor



First Floor



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: 1355427

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	82
EU Directive 2002/91/EC		

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