46 Mantle Street

46, Mantle Street, Wellington, Somerset TA21 8AU

Town Centre 0.5 mile | M5 (J26) 3 miles | Taunton 8 miles

A charming Victorian terraced house with flexible four-storey accommodation, a landscaped south-facing garden and a convenient position close to Wellington town centre.

- Attractive period terraced home dating back to the 1860s
- Convenient location within easy reach of the town centre and local amenities
- Beautifully landscaped south-facing rear garden
- Spacious accommodation arranged over four floors
- uPVC double glazing and gas-fired central heating
- Modern fitted kitchen and stylish bathroom
- Light and welcoming sitting/dining room with wood-burning stove
- Fully insulated and versatile basement room
- Freehold
- Council Tax B

Offers In Excess Of £230,000

SITUATION

Situated within an easy walking distance of Wellington town centre, the property enjoys convenient access to an excellent range of shopping, recreational and educational facilities. The M5 motorway is located approximately 2 miles to the east, providing swift road links further afield. The County Town of Taunton lies just 7 miles away, offering a more extensive selection of amenities together with a mainline railway station providing regular services to London Paddington.

DESCRIPTION

Believed to date back to the 1860s, this charming period terraced home has been sympathetically updated to combine character features with modern comforts. The current owner has undertaken a range of improvements, including landscaping the rear garden and fully insulating and finishing the basement to create a versatile additional room

ACCOMMODATION

Arranged over four floors, the property offers well-proportioned and flexible accommodation. The ground floor features a welcoming sitting/dining room with a wood-burning stove, alongside a contemporary fitted kitchen with integrated appliances. On the first floor is a generous double bedroom and a spacious, stylish bathroom, while the second floor provides a further double bedroom within the converted attic.

The fully insulated and decorated basement offers excellent versatility and could be used as a home office, hobby room, dining room, snug, or occasional guest bedroom, depending on individual requirements.

OUTSIDE

Outside, the enclosed rear garden enjoys a sunny southerly aspect and has been thoughtfully landscaped for ease of maintenance. Designed with both relaxation and entertaining in mind, it provides an attractive and private outdoor space to enjoy throughout the year.

SERVICES

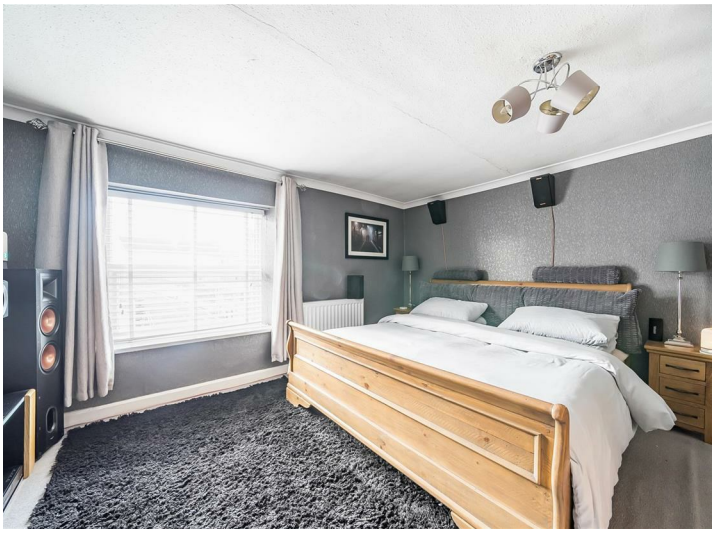
All mains services. Mobile coverage is good outdoor, variable in-home with EE, Three and Vodafone and good outdoor with O2 (Ofcom). This property has the benefit of superfast broadband (Ofcom).

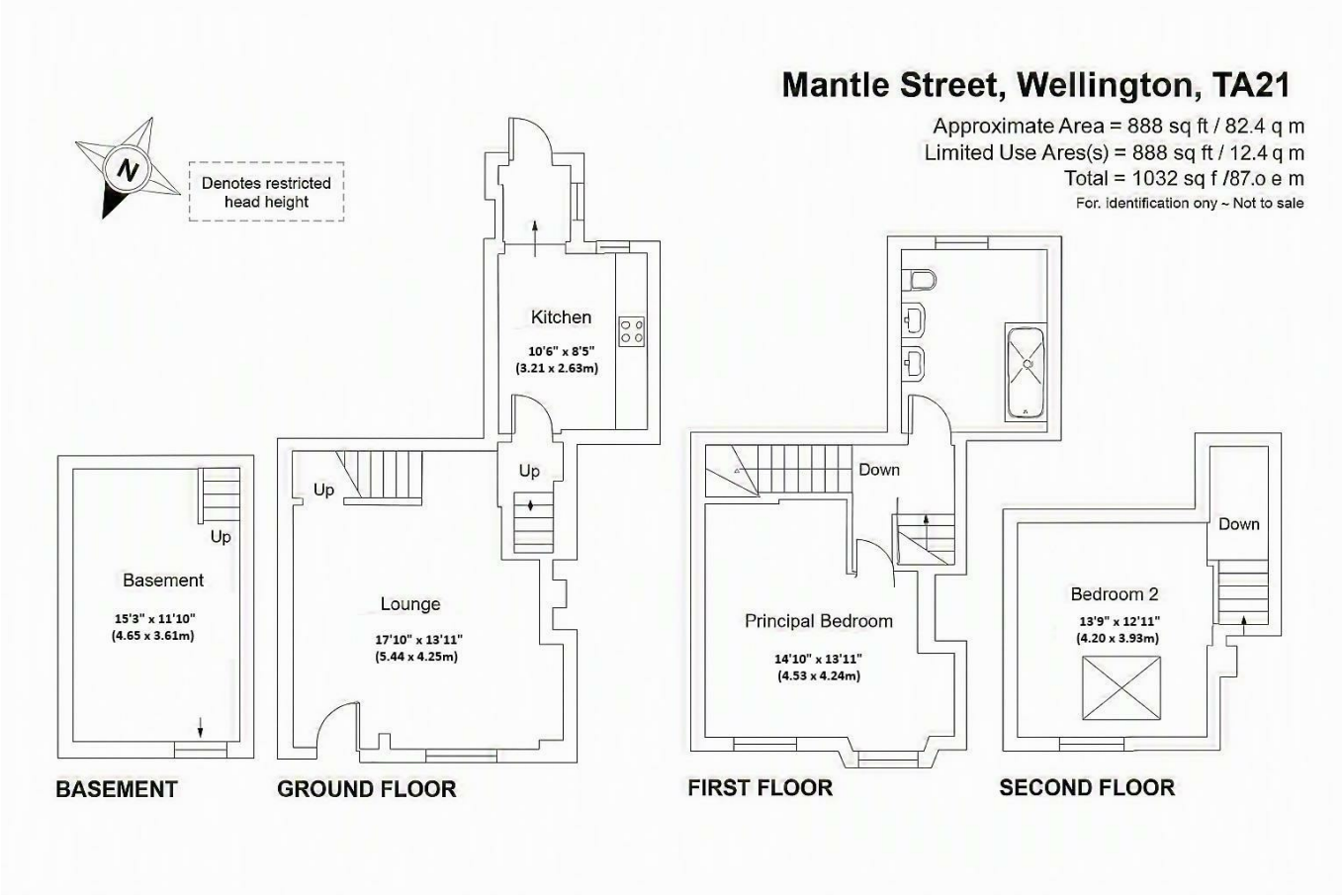
VIEWINGS

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

DIRECTIONS

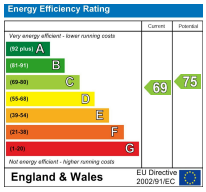
From the centre of Wellington head east along Fore Street and into Mantle Street. The property is found on the left hand side just before the cinema.





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.

STAGS



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