85 Laburnum Road

85, Laburnum Road, Wellington, TA21 8EJ

Wellington 0.7 miles | Taunton 6.7 miles

A well-presented four-bedroom extended semi-detached family home, situated in a popular residential area on the southern side of Wellington.

- Semi - detached
- Four bedrooms
- Family bathroom and en-suite
- Kitchen/Diner
- Sun room
- Within walking distance to town centre
- Garage & Off road parking
- Council Tax Band C
- Freehold

Offers In Excess Of £350,000

SITUATION

Laburnum Road is a well-regarded residential location on the sought after south side of Wellington. The property is conveniently situated within walking distance of the town centre, which provides a wide range of shopping, leisure and educational facilities, along with straightforward access to the M5 motorway on the town's eastern edge. The county town of Taunton lies approximately 7 miles away and offers an even broader range of amenities, as well as a mainline railway connection to London Paddington.

DESCRIPTION

A well presented, extended semi-detached family home comprising a lounge, kitchen/dining room, sun room, cloakroom, four bedrooms including an en-suite to the principal bedroom, and a family bathroom. Outside is a low maintenance garden and parking.

ACCOMMODATION

The front door opens into an entrance porch with a useful storage cupboard for coats and shoes. A door leads into the sitting room, which has a window to the front aspect. To the rear is the kitchen/dining room, fitted with a range of matching wall and base units with worktops over, integrated double oven, hob and dishwasher, and space for a fridge/freezer. Patio doors open out onto the patio. The dining area provides space for a table and chairs and flows through to the sun room, which features bi-fold doors opening onto the rear garden. The ground floor also includes a garage with a utility area and sink, along with a convenient cloakroom.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from a dressing area and an en-suite with shower, WC and wash basin. The remaining bedrooms are served by a family bathroom fitted with a three-piece suite and a shower over the bath.

OUTSIDE

Externally, the property is set back from the road and benefits from driveway parking, which leads to the garage with an electric up-and-over door and a separate personnel door. The garden has been thoughtfully designed for low maintenance, providing an ideal space to sit out and relax.

SERVICES

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

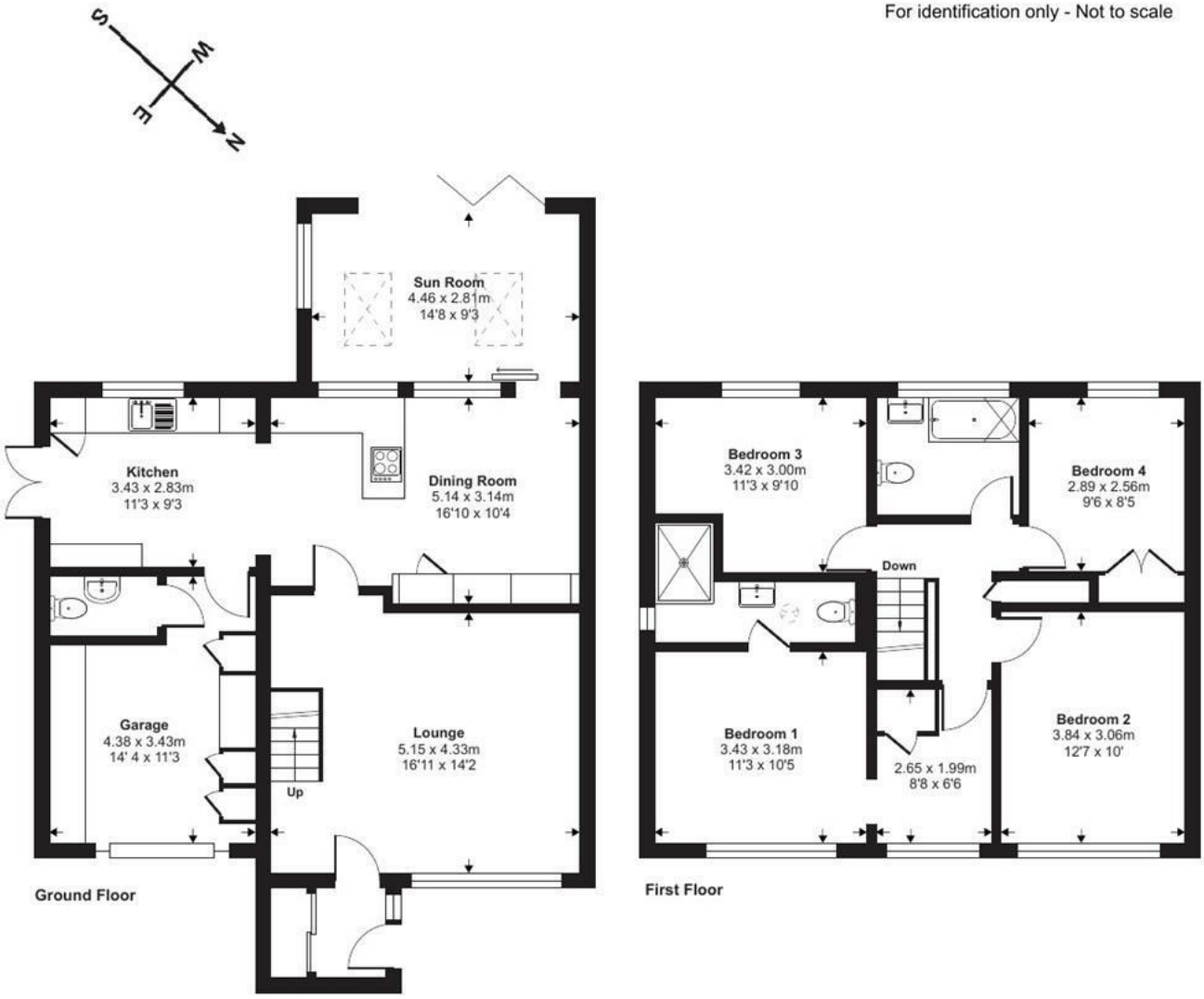
VIEWINGS

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

DIRECTIONS

From our Wellington office turn left onto South Street. At the second mini roundabout bear left into Pyles Thorne Road. Continue along taking the second turning left into Pyles Thorne Close. Follow this road along past Beech Hill Stores and take the second turning on the right into Laburnum Road. Turn immediately left where the property will be seen on the left hand side.

Approximate Area = 1436 sq ft / 133.4 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1600 sq ft / 148.6 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). ©nichecom 2026. Produced for Stags. REF: 1452488

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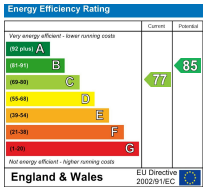
STAGS



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