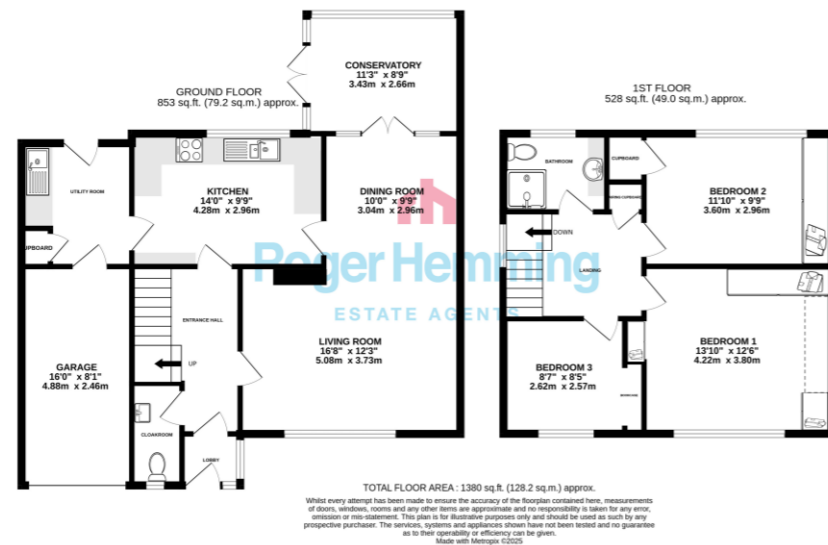


CLOSEST SCHOOLS
PRIMARY
 Beech Grove Primary School
www.beechgroveprimaryschool.org.uk

Isambard Kingdom Brunel
Primary School
www.ikbschool.co.uk

SECONDARY
Wellington School
www.wellington-school.org.uk

Court Fields School
www.courtfields.net



LOCATION

Wellington is a small and friendly town, approximately 7 miles to the west of Taunton. It has first class motorway connections via the M5 and there are mainline railway stations at Taunton and Tiverton Parkway. Wellington has excellent state schools as well as the popular private Wellington School. Leisure facilities include an art-deco independent cinema and a variety of sports and social clubs. The nearby Blackdown Hills are a designated AONB whilst the Exmoor and Dartmoor national parks are a short drive away.



FIND OUT MORE

Viewing by prior appointment:
 Roger Hemming Estate Agents
 Conway House, New Street
 Honiton EX14 1HA
 T: 01404 45343
 E: roger@rogerhemming.co.uk

To see more details on this and all our homes go to
www.rogerhemming.co.uk



3 ASHFORD ROAD WELLINGTON TA21 8QF

This is an impressive 3 bedroom detached house in a great area. It's been carefully maintained from top to bottom and it's a ten-minute walk from Wellington's town centre shops and businesses. There's no chain, so if you're quick you could be in by Halloween!

£350,000
 freehold

TYPE
Detached House

BEDROOMS
3

RECEPTION ROOMS
2

BATHROOMS
1 + Cloakroom

OUTSIDE
Front & Rear Gardens

PARKING
Garage + Driveway

HEATING
Gas Central Heating
uPVC Double-Glazing

ENERGY RATING
tbc



ROGER HEMMING'S VIEW...

These well-proportioned modern properties on the south side of Wellington tend to be very popular indeed, as they provide first-class family living space close to everything that the town offers. Constructed during the early 1980s and now carefully maintained by the present owners, this property has gas central heating and uPVC double-glazing. There's an entrance lobby to the front and a welcoming entrance hall and cloakroom then lead to the principal rooms. The comfortable living room opens through to a formal dining room. The good-sized fitted kitchen has plenty of storage and working space and the double oven, hob and hood are included. There's also a handy utility room with a door through to the garage. There are three generous bedrooms, both of the double bedrooms have fitted bedroom furniture and the third bedroom is used as a home office. The attractive fully-tiled bathroom has a step-in shower and a classic white suite.

"Properties on Wellington's south side are so popular because Wellington School is just around the corner."

"The town's Waitrose supermarket, the Wetherspoons pub, the cinema and several schools are all within walking distance. It really is a convenient spot to live!"

WHAT THE AGENT SAYS

OUTSIDE

3 Ashford Road has neat lawned front and rear gardens. The large enclosed rear garden has a smart hardwood-framed conservatory and a shed. The property has an attached single garage and driveway parking.

Wellington has excellent lines of communication with nearby Junction 26 of the M5 Motorway providing fast road access to Bristol, Bath and on westwards towards the holiday resorts of Devon and Cornwall. The town has a first class choice of schools, shops, businesses and leisure facilities. The coastal resorts of Sidmouth, Exmouth and Lyme Regis are all within an hour's drive.

This modern family home has such a lot going for it, the location is brilliant and really convenient for everything that Wellington has to offer. When would you like to take a look?