

for sale

offers over **£160,000**



## Mantle Street Wellington TA21 8BB

Connells are delighted to present this **CHARMING** two double bedroom **VICTORIAN TERRACED** home, perfectly positioned in the heart of Wellington's popular town centre. Brimming with **CHARACTER**, it features exposed beams and is just a minute's walk from shops, medical facilities and leisure amenities.





# Mantle Street Wellington TA21 8BB

## Front Door

Leading to...

## Lounge

9' 1" x 11' 5" ( 2.77m x 3.48m )

A bright and welcoming lounge with a clean, neutral palette and wood-effect flooring throughout. Natural light pours in from the front uPVC door with glazed panel and a good size double-glazed front facing window. Charming chimney-breast alcove ideal for a low cabinet, media kit or display, adding character and handy extra storage without taking up floor space. The room connects neatly to the dining room and the staircase to the first floor, creating a practical, easy-living layout.

## Dining Room

9' 1" x 11' 2" ( 2.77m x 3.40m )

A well-proportioned dining room with neutral décor and wood-effect flooring ideal for family meals and entertaining. A good-size frosted double-glazed window brings in plenty of light, while a charming feature fireplace creates a focal point. A handy under-stairs cupboard provides valuable storage. Door leading into...

## Kitchen

9' 9" x 12' 8" ( 2.97m x 3.86m )

Smart, well-appointed galley kitchen with white Shaker-style units, stone-effect worktops and mosaic splashbacks. Easy-care ceramic tiled floor and a stainless-steel sink beneath a double-glazed window, with an exposed ceiling beam adding period character. The room benefits from a double oven with a gas hob and cooker hood above, plumbing/space for a washing machine and fridge/freezer. Doors lead to the outside shed and to the cloakroom.



## Cloakroom

Ground-floor cloakroom fitted with a WC and wall-mounted hand basin. Finished with practical wall paneling and wood-effect flooring, with an obscure-glazed window, radiator, and useful mirrored cabinet/shelving for storage.

## First Floor Landing

The first-floor landing provides access to the loft which is boarded, a convenient storage cupboard, and doors leading to...

## Bedroom One

9' 2" x 11' 5" ( 2.79m x 3.48m )

A generous double bedroom with neutral décor, a small frosted window bringing in natural light, and a radiator for year-round comfort. Door leading into...

## Utility / Dressing Room

Versatile utility/dressing room with neutral décor and wood-effect flooring. Exceptionally bright thanks to a Velux roof window plus a double-glazed window. The room benefits from a radiator for year-round comfort. Perfect as a dressing area, compact home office or hobby room. Door leading into..

## Bathroom

Spacious, period-style suite with a classic roll-top bath, separate glazed enclosure with electric shower, traditional high-level WC and vanity wash basin. Finished with white tiled walls and wood-effect flooring, plus useful built-in cupboards. Hatch to a small loft space, recently insulated for additional storage.

## Bedroom Two

9' 2" x 11' 2" ( 2.79m x 3.40m )

Neutrally decorated double bedroom enjoying good natural light from a front-facing window. Includes a radiator, integrated storage and a handy loft-access hatch ideal for extra storage.

## Outside

### Front Garden

Neat, low-maintenance front garden enclosed by a low brick wall and railings. A path leads to the uPVC front door beneath an attractive arched canopy, with planted borders and space for pots adding kerb appeal and scope to personalise

## Shed

Practical outside shed located at the rear of the property, accessed directly from the kitchen door. Ideal for storing everyday essentials keeping the home clutter-free.

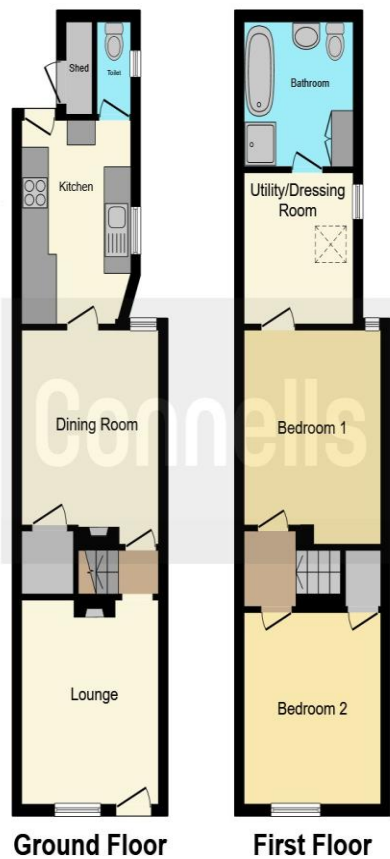
## Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit your needs.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN313120 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**view this property online [connells.co.uk/Property/TTN313120](http://connells.co.uk/Property/TTN313120)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)