



28 Wellington
Road

28 Wellington Road

Taunton, TA1 4EQ

Taunton 0.5 miles

- Reception hall with cloakroom
- 2 reception rooms
- Fitted kitchen breakfast room
- Conservatory
- Ground floor office/bedroom and en suite
- 4 further bedrooms
- Family bathroom
- Gardens to the front and rear

Guide price £395,000

Situation

The property lies within the mixed commercial and residential area, having direct frontage on to Wellington Road and is just over 0.2 miles from the centre of Taunton. Musgrove Park Hospital lies nearby, as does a Tesco supermarket with other local amenities including a dentist and doctor surgeries. Taunton town centre is easily accessible and provides a good range of regional amenities, together with a mainline railway station and easy access to junction 25 of the M5 motorway on the eastern side of the town.

Description

28 Wellington Road is an impressive end terrace three story house, believed to date from the early 1900's, with colour wash painted brick elevations under pitch tile slated roof. The building has been improved and extended over the years and now includes a substantial single storey extension and a UVPC double glazed conservatory. The accommodation includes a covered entrance porch with heavy panel front doors, leading through to an entrance lobby with original tile floor. The entrance hallway has a wide turning staircase leading to the first floor, with a door to the downstairs cloakroom. The sitting room has front aspect double glazed bay windows with a window seat, exposed wooden floors, open fire place with ornate surround with original coved ceiling and ceiling rose. The kitchen is fitted with matching wall and base units



A Victorian town house with accommodation arranged on three floors with garden and off road parking for six vehicles.





which include a range of integrated appliances including a fridge freezer, dishwasher, built in double oven, range of work surfaces including a five ring gas hob with stainless steel and glass extractor. Single drainage sink with mix tap, tiled splash backs, island unit with breakfast bar and double glazed bay window to side. There is a door through to the dining room with dual aspect double glazed window sliding door, leading to the conservatory which has double doors through to the garden.

The ground floor office/bedroom has rear aspect window overlooking the garden. There is a door to an en suite with enclosed tile shower cubicle, wash basin and low level WC. There is a first floor landing with half landing leading to the family bathroom with bath, mains powered shower and fitted suite with double glazed window opening onto an enclosed balcony which overlooks the garden. The main landing has a turning staircase to the second floor and glazed windows. The master bedroom has double aspect double glazed windows and impressive stone fireplace. Bedroom two also has dual aspect double glazed windows. On the second floor there is a door to a walk in cupboard housing a central heating boiler and door to a separate WC. There are two further bedrooms both with dual aspect windows one having an enclosed tile shower cubicle and door to built-in wardrobe.

Outside

To the front of the property the garden is laid to concrete with raised areas immediately adjoining the house. The property benefits from side pedestrian access with a brick boundary room leading to a rear garden, which is principally laid to gravel. There is paving with various levels and limited planted sections. There is also a raised deck area. The garden is enclosed by wooden fencing panels and door that provides access to the parking area. Within the parking area there are six allocated parking spaces.

Services

Mains water, electricity, gas and drainage. Gas fired central heating.

Directions

From our office in Hammet Street proceed along Corporation Street into Park Street. Proceed up the hill into Cam Street and keep in the right hand lane and proceed down Compass Hill onto Wellington Road. The first turning right into Castle Street where the property can be identified by a Stags for sale board on the right hand side.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

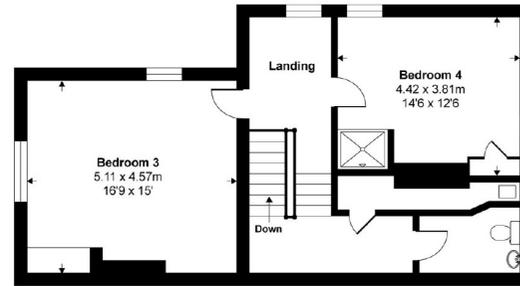
5 Hammet Street, Taunton, Somerset,
TA1 1RZ

Tel: 01823 256625

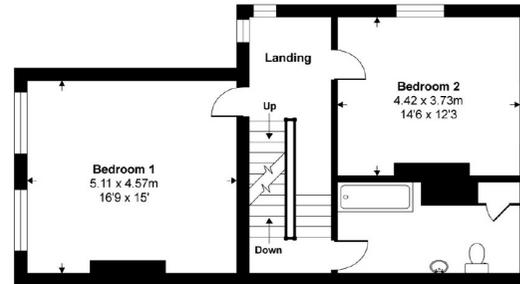
taunton@stags.co.uk

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
20-100	A		
15-19	B		
10-14	C		
5-9	D		
1-4	E	50	67
0	F		
0	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

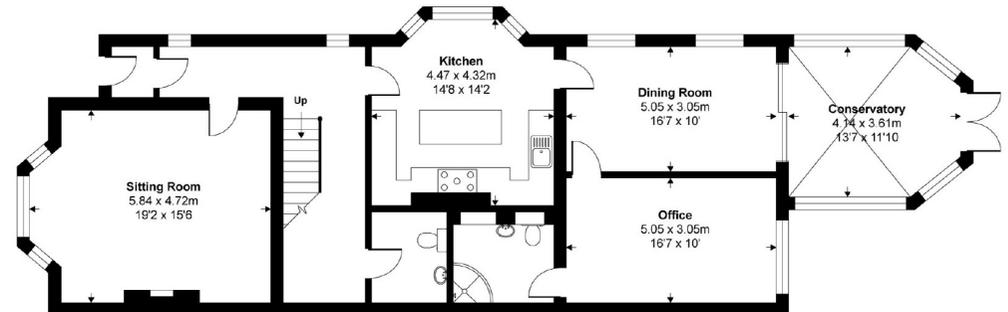
Approx. Gross Internal Floor Area
253 Sq Metres 2724 Sq Ft



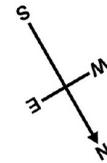
Second Floor



First Floor



Ground Floor



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale