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3 Wellesley Park



Wellington Town Centre 0.4 miles M5 (J26)  
3 miles Taunton 8 miles

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A well presented and characterful four bedroom semi-detached family home situated on the well regarded and established South side of Wellington.

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- Four Bedrooms
- Bathroom & Shower Room
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Front & Rear Garden
- No Onward Chain
- Walking distance to the town centre
- Freehold
- Council Tax E

Guide Price £435,000

#### SITUATION

Wellesley Park is situated in a popular area within walking distance of Wellington town centre, which offers an excellent range of shopping, recreational and scholastic facilities together with easy access to the M5 motorway on the Eastern outskirts of the town. The County Town of Taunton is within 8 miles of the property where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

#### DESCRIPTION

3 Wellesley Park is a well presented and characterful four bedroom semi-detached family home situated on the well regarded and established South side of Wellington. Believed to date back to the late 1890's, the well proportioned and impressive accommodation is arranged over three floors and comprises of beautiful entrance hall with feature stained glass window, sitting room, dining room, kitchen/breakfast room to the ground floor. There are two double bedrooms and a family bathroom on the first floor and two further bedrooms on the second floor. Outside are landscaped gardens and the property is offered for sale with no onward chain.

#### ACCOMMODATION

Entrance hallway enjoying stained glass window and original tile flooring with stairs rising to the first and second floor. The fabulous sitting room has a large walk in bay window with an ornate fireplace. The dining room has wooden floors and another impressive fireplace and would be great for entertaining with the added benefit of a floor to ceiling sash window overlooking the rear garden along with high ceilings and picture rails, all indicative of that era. The kitchen/breakfast room which is to the rear aspect features wall and base cream units with granite worktops over with ample space for all kitchen appliances, an AGA, 2 sink units and French doors offering superb views over the rear garden.

To the first floor there are two spacious double bedrooms with a generous family bathroom offering a white three piece suite with a stand-alone bath, complemented by a separate

shower room offering a corner shower and hand basin. To the top floor there are two further double bedrooms with views over the surrounding area. In keeping with the characterful features there are large sash windows throughout giving a light and airy feel, picture rails, feature fireplaces, original wooden flooring and high ceilings to the majority of rooms.

#### OUTSIDE

A wrought iron pedestrian gate opens into the front garden with tiled pathway to front door. The front garden is edged by a low level wall and mature hedge with side access leading into the rear garden. The rear garden has been landscaped and provides a good degree of privacy, fully enclosed with brick walls and a pleasing variety of flower and shrub boarders, as well as a patio and areas of lawn which in turn blends to further section of garden which features a brick built potting shed with light and power.

#### VIEWINGS

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

#### SERVICES

All mains services. Gas heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage likley inside & outside with EE, O2, Vodafone (Ofcom). Low Flood Risk (Gov.co.uk).

#### DIRECTIONS

From the centre of Wellington, head onto South Street and continue along bearing right at the second mini roundabout into Wellesley Park, where the property will be found on the right hand side as indicated by our For Sale board.



Approximate Area = 1574 sq ft / 146.2 sq m

Limited Use Area(s) = 3 sq ft / 0.2 sq m

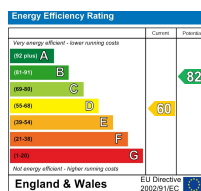
Total = 1577 sq ft / 146.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Stags. REF: 1312440

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