



3 Haven Terrace

3 Haven Terrace, Lancer Court, High Street, Wellington, TA21 8FS



Taunton 6.4 miles | Tiverton 18 miles

A mid-terrace two-bedroom home conveniently situated in the heart of Wellington, within easy reach of the town's range of amenities and facilities.

- Mid-Terrace
- Two Bedrooms
- Open Plan Layout
- Family Bathroom
- Cloakroom
- Allocated Parking
- Enclosed Garden
- Town Centre Location
- Council Tax Band
- Freehold

Guide Price £235,000



SITUATION

Located in the heart of Wellington, the town offers an excellent range of shopping, leisure and educational facilities. The property also enjoys convenient access to the M5 motorway. The county town of Taunton lies approximately 6.4 miles away and provides a wider selection of amenities, together with a mainline railway station offering direct services to London Paddington.

DESCRIPTION

A mid-terrace two-bedroom home situated in the heart of Wellington. The accommodation comprises an open-plan kitchen/living/dining room, two double bedrooms, a family bathroom and a cloakroom. Externally, the property benefits from front and rear gardens together with an allocated parking space.

ACCOMMODATION

The front door opens into an entrance hall, with a useful cloakroom and staircase rising to the first floor. Beyond, the hall opens into the living area, forming the heart of the home, with patio doors providing access to the enclosed rear garden. The contemporary kitchen is fitted with a range of wall and base units with work surfaces over, an inset sink, and integrated appliances including a newly fitted oven and dishwasher, ceramic hob, extractor hood, washing machine and fridge freezer. A useful storage cupboard completes the ground floor accommodation. The ground floor also benefits from underfloor heating throughout.

On the first floor are two double

bedrooms and a modern bathroom comprising a panelled bath with shower over, wash hand basin and WC. The first floor likewise benefits from underfloor heating throughout.

OUTSIDE

The front garden is partly paved and enclosed by low red brick walls with contemporary metal railings. To the rear, there is a patio area along with the property's individual air source heat pump.

A gated, electronically operated parking area provides one allocated parking space, together with shared bicycle and bin storage.

SERVICES

Mains drainage, electricity and water. Air source heat pump that supplies under floor heating. Included in a management company £500 per year. Mobile coverage is good outdoor and in-home with EE, O2, Three and Vodafone (Ofcom). This property has the benefit of ultrafast broadband (Ofcom).

VIEWINGS

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

DIRECTIONS

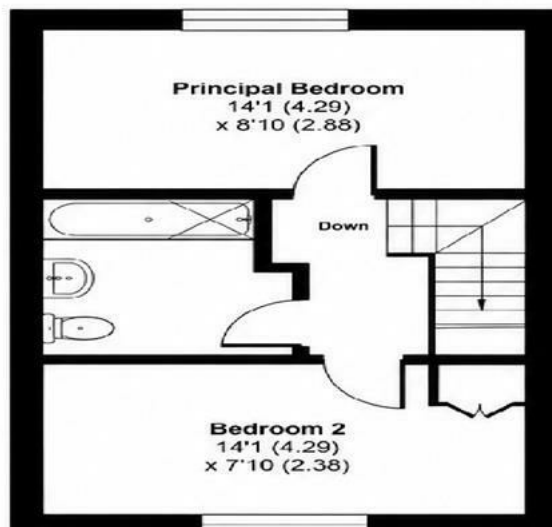
On foot from Stags Wellington turn left onto High Street. After a short distance, turn left into Lancer Court, where Haven Terrace will be found on the left-hand side. Number 3 is located within the terrace.



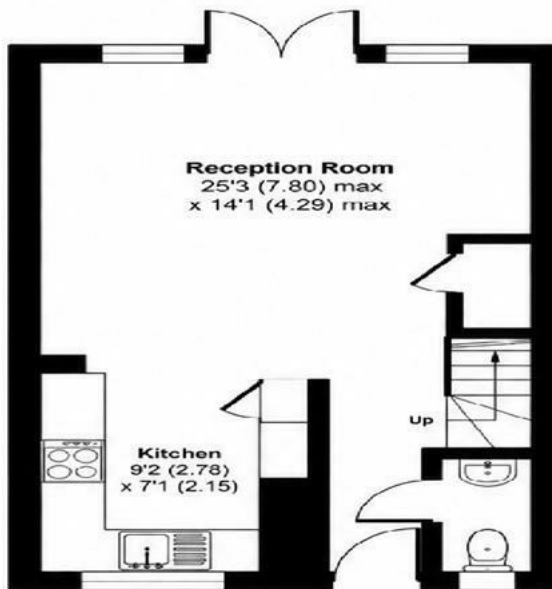
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Approximate Area = 722 sq ft / 67 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Stags. REF: 1357855

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			100
(81-91) B		87	
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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