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38 Proctor Road



Wellington 1 mile | Taunton 6.5 miles

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## A well appointed and spacious 3 bedroom townhouse on the outskirts of Wellington.

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- Modern Townhouse
- Master Bedroom & En Suite
- Two Further Bedrooms
- Sitting Room
- Kitchen/Diner
- Utility & Cloakroom
- Rear Garden & Double Car port
- No Onward Chain
- Freehold
- Council Tax C

Offers In Excess Of  
£342,500

### SITUATION

Situated within a popular development on the eastern outskirts of the town centre, this beautifully presented modern family home offers spacious and well-appointed accommodation throughout. Wellington provides an excellent range of shopping, recreational and educational facilities, while the M5 motorway is conveniently located within approximately two miles. The County Town of Taunton lies about 6.5 miles away, offering a further comprehensive range of amenities together with a mainline rail service to London Paddington.

### DESCRIPTION

This well appointed property is arranged over 3 floors with kitchen/dining room, sitting room, utility and cloakroom, 2 bedrooms, family bathroom and a Master bedroom with en-suite. There is garden to the rear and a double car port. No onward chain.

### ACCOMMODATION

The front door opens into an entrance hall with stairs leading to the first floor. The sitting room enjoys a dual aspect, features useful under-stairs storage, and has a door through to the kitchen/dining room. The fitted kitchen/diner offers a range of wall and base units with work surfaces and a sink unit, along with double doors opening out to the garden. A separate utility room provides additional storage and access to a cloakroom with a low-level WC and wash hand basin.

On the first floor, the landing includes an airing cupboard and stairs rising to the second floor. The family bathroom is fitted with a bath, vanity unit with basin, separate shower cubicle, low-level WC, and a rear-facing window. Bedroom Two benefits from double-aspect windows, while Bedroom Three overlooks the rear of the property.

The second floor comprises the main bedroom, which includes built-in wardrobes, an additional storage cupboard, and an en-suite shower room with a shower cubicle, wash hand basin, low-level WC, heated towel rail, and rear-facing window.

### OUTSIDE

To the rear is an area of patio, with steps leading to a fully enclosed lawn surrounded by mature shrubs, providing a private and secure outdoor space, with pedestrian gate to side. Double car port.

### AGENTS NOTE

Parking ports are leasehold. Lease length of 999 years, starting Feb 2018. This property is also included in a management company which has a charge of £18.75 per month, which can also be paid annually.

### SERVICES

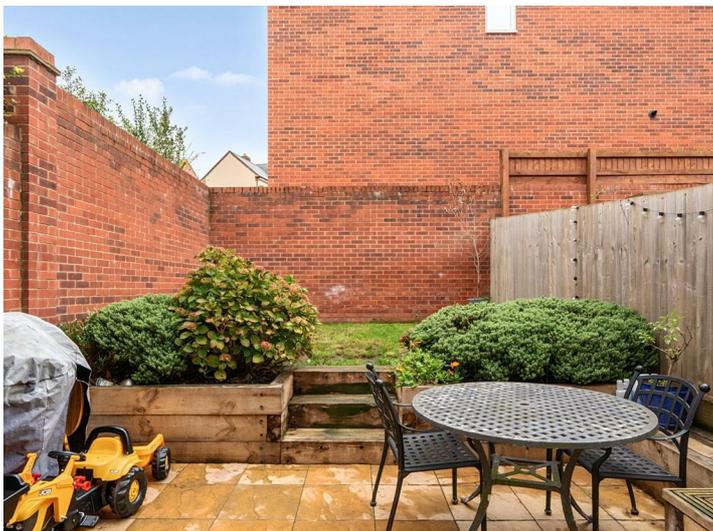
All mains services. Mobile coverage is good outdoor, variable in-home with EE and Vodafone and good outdoor with O2 and Three (Ofcom). This property has the benefit from Ultrafast broadband (Ofcom).

### VIEWINGS

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

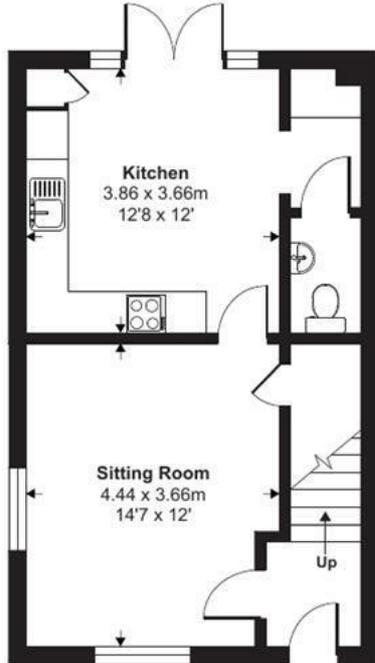
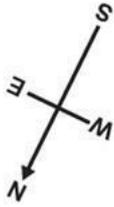
### DIRECTIONS

From our town centre office proceed in the Taunton direction passing through the traffic lights and continuing for approximately ½ a mile until you reach the roundabout. Follow the road onto Lillebonne Way, taking the third right hand turning, then the first right onto Proctor Road where the the property will be seen on the left hand side.

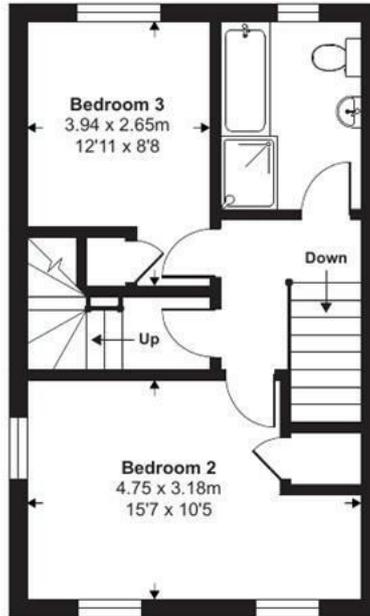


Approximate Area = 1218 sq ft / 113.2 sq m

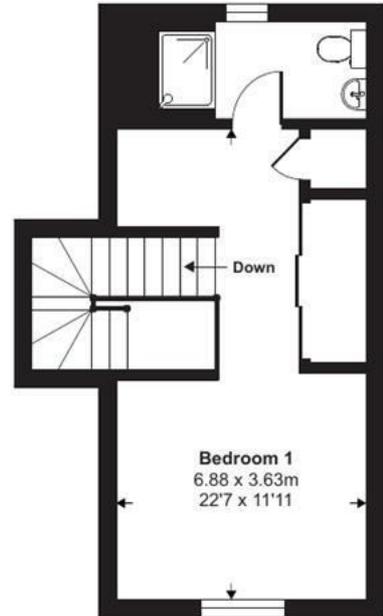
For identification only - Not to scale



Ground Floor



First Floor

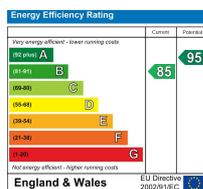


Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Stags. REF: 1373576

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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