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27 The Brambles





Wellington 1 mile | Taunton 6.9 miles | M5 (J26) 2.6 miles

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A three bedroom detached property with integral garage and large wrap around garden on the sought after South side of Wellington

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- Three bedrooms
- Detached
- Family Bathroom & En Suite Shower Room
- Large Rear Garden
- Dining Room
- Kitchen
- Integral Garage
- Driveway Parking
- Council Tax Band D
- Freehold

Guide Price £325,000



### SITUATION

The Brambles is situated in one of Wellington's popular locations and within easy walking distance from the town centre. Wellington offers an excellent range of shopping, recreational and scholastic facilities, together with easy access to the M5 motorway for excellent road links. The County town of Taunton is within 8 miles of the property where an even greater range of amenities can be found, together with a main line rail link to London Paddington.

### DESCRIPTION

This secluded three bedroom home is set back from the road and in brief comprises, entrance hall, downstairs W.C, a sitting room, dining room, kitchen. To the first floor are two double bedrooms one of which has a ensuite shower room, a further third bedroom and a family bathroom. Outside is an attractive wrap around rear garden and single integral garage.

### ACCOMMODATION

Entrance hall with door to cloakroom with W.C and wash hand basin with window to front. Door into the sitting room with window to front, opening into the dining room. Dining room with windows and French doors opening out onto the rear garden. Door into the kitchen with a range units with work surfaces over, stainless steel sink with drainer, space and plumbing for washing machine, oven with extractor fan over, space for fridge/freezer and table and chairs, there is window and door to rear garden. Off of the sitting room there is a door into hallway with door to integral garage and stairs rising to the first floor with storage cupboard and window to

side aspect. Bedroom one is a spacious double with en suite shower room, wash hand basin and W.C. Bedroom two is a double with window to rear aspect and third bedroom with window to rear aspect. Family bathroom, bath with shower over, glass screen, W.C and wash hand basin.

### OUTSIDE

To the outside at the rear is an attractive wrap around garden with an area of patio, two greenhouses and a side gate to driveway at the front. Integral garage with internal door to the inner hall.

### SERVICES

Mains electricity, water - metered, gas, drainage. Gas central heating. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside & likely outside with EE, Three O2, and Vodafone (Ofcom).

### VIEWINGS

Strictly by appointment with the vendors selling agents, Stags Wellington office.

### DIRECTIONS

From Stags office in High Street, continue South West along Fore Street, past the cinema and take the next left onto Champford Lane. Continue onto Swains Lane, bearing right at the roundabout, taking the next right into Burrough Way. Turn right again into The Brambles and approximately halfway down this road the property can be found on the right hand side along a shared driveway.





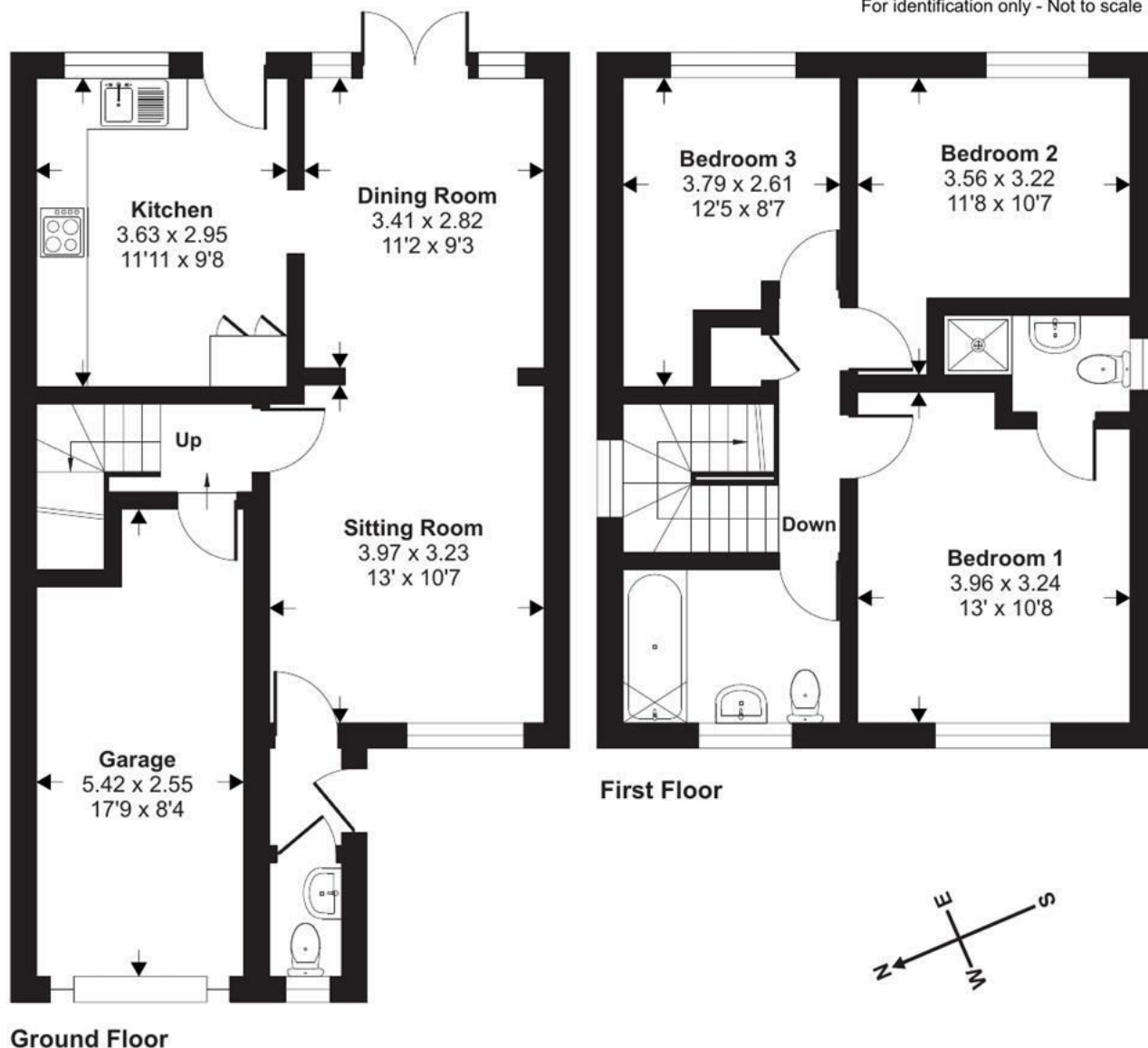


Approximate Area = 929 sq ft / 86.3 sq m

Garage = 134 sq ft / 12.4 sq m

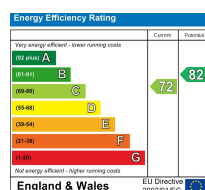
Total = 1063 sq ft / 98.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1291220

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7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk



@StagsProperty

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