



31 Popham Road

31, Popham Road, Wellington, Somerset TA21 9BQ



Wellington 1.1 miles | Taunton 6.5 miles |
M5(J26) 1.8 miles

**An attractive family property
providing 4 bedrooms located
on the outskirts of Wellington.**

- Four Bedrooms
- Master En Suite & Family Bathroom
- Kitchen/Breakfast Room
- Sitting Room
- Dining Room
- Utility & Cloakroom
- Front & Rear Garden
- Double Garage
- Freehold
- Council Tax E

Guide Price £365,000

SITUATION

Situated on the outskirts of Wellington town which offers an excellent selection of shopping, recreational and scholastic facilities together with easy access to the M5 motorway situated approximately 2 miles to the east. The County Town of Taunton is within 7 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

A well presented detached property built by Persimmon Homes approximately 9 years ago with NHBC warranty remaining. Located to the East of the town centre, this property provides a spacious sitting room, open plan kitchen/breakfast room, study/dining room, utility and cloakroom. On the first floor are 4 bedrooms with master en-suite and a family bathroom. Internal inspection is recommended.

ACCOMMODATION

From the covered porch into the hallway with stairs rising to the first floor, cloakroom with low level WC and wash hand basin. Sitting Room with patio doors to rear garden. Dining Room/Study with window to front. Kitchen/Breakfast Room with wall and base units and worksurfaces over, built in oven with hob and extractor over and sink unit with window overlooking the garden. Utility with with base units with worksurfaces over, space and plumbing for washing machine and tumble dryer and door to the side.

To the first floor, the large landing leads to all rooms. Bedroom 1 with window to

the rear and en-suite with shower cubicle, low level WC and pedestal wash hand basin. Bedrooms 2 and 3 are doubles. Bedroom 4 is a single room. Family bathroom with low level WC, pedestal wash hand basin and panelled bath with shower attachment over and shower screen.

OUTSIDE

To the front is parking for two cars with a path to front door. There is a double garage with two up and over doors with side pedestrian access to garden. The rear garden is fully enclosed by fencing with an area of lawn, large patio and further decking area and well as mature trees and shrubs.

VIEWINGS

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

SERVICES

All mains services are connected. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside & outside with EE, Three, O2, and Vodafone (Ofcom).

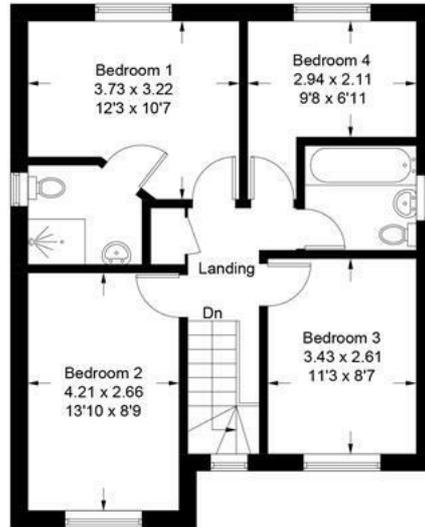
DIRECTIONS

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 2nd roundabout. Take the 3rd exit into Torres Vedras Drive and continue turning left into Popham Road where the property will be found on the right hand side.

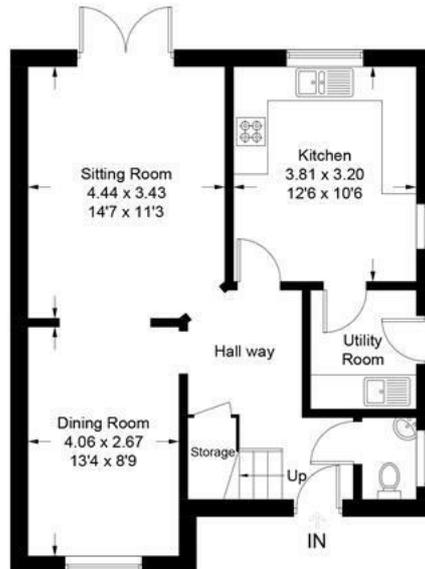




Approximate Gross Internal Area = 106.6 sq m / 1147 sq ft



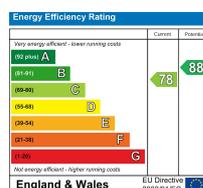
First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID999847)

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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