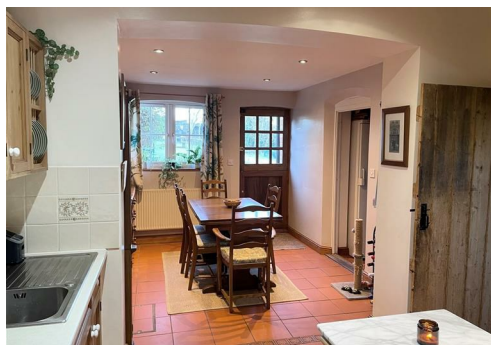




3 Court Cottages



Wellington 1.5 miles M5 (J26) 2 miles
Taunton 8 miles

A deceptively spacious 4 bedroom semi detached cottage with rural views

- Country Cottage with Views
- 3 Reception Rooms
- Conservatory
- Kitchen/Breakfast Room
- 4 Bedrooms
- Family Bathroom & 2 En-suites
- Large Gardens
- Ample Parking
- Council Tax E
- Freehold

Guide Price £535,000

SITUATION

Nestled on the edge of Nynehead but within easy driving distance is the town of Wellington which offers an excellent range of local amenities including a variety of independent shops, supermarkets, sport and leisure facilities and a selection of schools, both primary and secondary.

It is well situated for all transport links with access to the M5 motorway at Junction 26 and Taunton with its main line railway station linking to London. The surrounding countryside has many public footpaths and bridleways, along with The Blackdown, Brendon and Quantock hills within easy reach.

DESCRIPTION

A deceptively spacious 4 bedroom semi detached cottage arranged over 3 floors with rural countryside views comprising 3 reception rooms and a conservatory along with a kitchen/breakfast room. To the first and second floors are the 4 bedrooms, 2 with en-suites and a family bathroom and a walk in loft storage/playroom space. There is a large garden to the rear of the property with a smaller garden to the front with ample parking.

ACCOMMODATION

From the storm covered entrance into the hallway, an ideal room for boots and coats. Into the Study with a brick fireplace with recessed shelving to the side and doors to all rooms. Sitting room with a window overlooking the front and a fireplace with a wood burner. Second reception room with views and access to the garden, French doors into the Conservatory with views across open countryside with access to the garden. The study leads to the inner hall where stairs rise to the first floor and into the kitchen. Kitchen/Breakfast room is a large room with matching wall and base units with work surfaces over, stainless steel sink unit, integrated oven and hob with extractor over, space for fridge freezer and dish washer with quarry tiled flooring leading through to the breakfast room with stable door to the garden and access to the utility and cloakroom.

On the first floor are 3 bedrooms, one with an

en-suite and a family Bathroom with feature Claw foot bath, low level WC and pedestal wash hand basin. Further set of stairs lead to the second floor where bedroom 4 is located with an en-suite and a playroom/eaves storage area. The loft spaces in the property are fully insulated, boarded and carpeted.

OUTSIDE

To the rear of the property is a large garden with uninterrupted views of the surrounding countryside that is mainly laid to lawn with a kitchen garden and garden storage sheds. The front of the property incorporates an area of lawn with a path to the front door where there is brick and timber storage shed, open barn style shed with loft storage and log store. It is approached via a private lane leading to an area of parking inside the gates. Further up the lane is another area of parking for several vehicles.

SERVICES

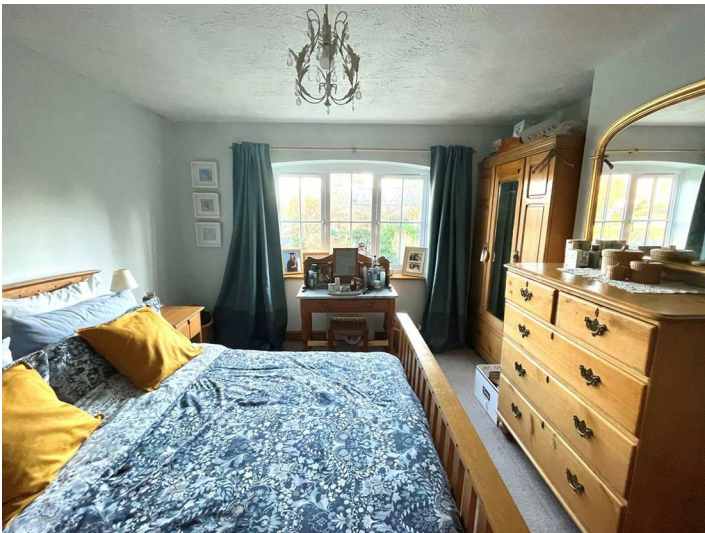
Mains water and electricity are connected. Shared private drainage.

VIEWINGS

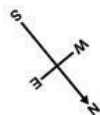
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

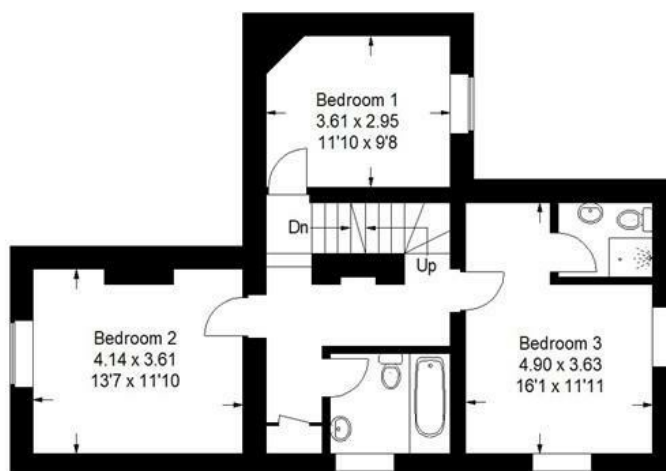
From junction 26 of the M5, head towards Wellington and at the roundabout with the A38, take the 2nd exit signposted Wellington. After approx half a mile at the next roundabout, turn right towards Nynehead. Continue for approx 1 mile and at the T-junction, turn left passing Nynehead Court Retirement home on your left where the entrance drive to Court Cottages will be seen and No 3 is the first cottage.



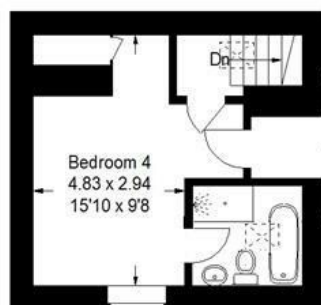
Approximate Gross Internal Area
195.4 sq m / 2104 sq ft



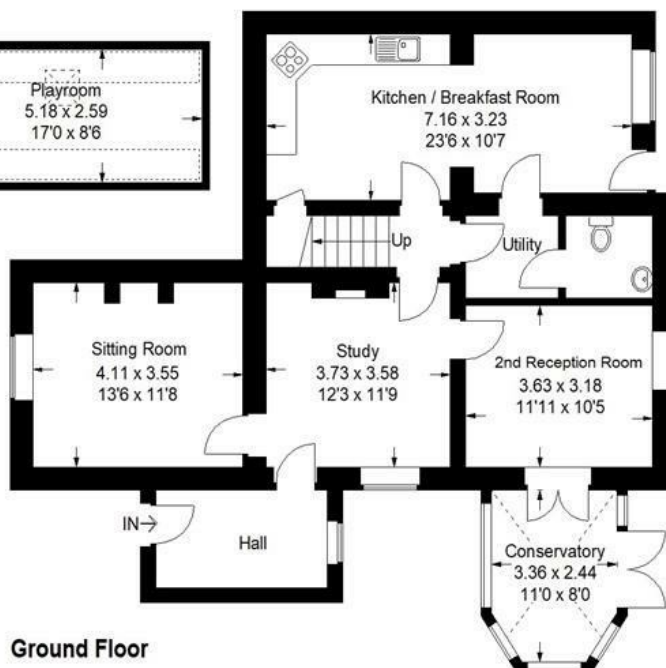
= Reduced headroom
below 1.5 m / 5'0"



First Floor



Second Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 923594)

These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		95
81-91 B		
69-80 C	74	
55-68 D		
49-54 E		
41-48 F		
31-40 G		
1-30		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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