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25 Crosslands





Wellington Town Centre 1 mile | M5 (J26)  
2.5 miles | Taunton 7 miles

A well appointed 2 bedroom  
end of terrace property with  
garage and parking in cul de  
sac position.

- Quiet End of Terrace Position
- 2 Reception Rooms
- Kitchen/Breakfast Room
- 2 Bedrooms
- Garden and Parking
- Garage & Carport
- No Onward Chain
- Freehold
- Council Tax B
- Investment Opportunity

Guide Price £300,000



### SITUATION

Crosslands is situated on the edge of Tonedale. The property benefits from being close to the local amenities such as the bus stops into town and nearby late shop. There are also lots of rural walks close by, as well as the river Tone and old canal paths. Within easy walking distance from the town centre which offers an excellent range of shopping, recreational and scholastic facilities together with easy access to the M5 motorway situated on the eastern outskirts of the town. The County Town of Taunton is within 7 miles of the property where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

### DESCRIPTION

The property sits at the end of this Victorian terrace with views to the side of open countryside. The accommodation comprises; sitting room, further reception room, kitchen/breakfast room, 2 bedrooms and first floor bathroom. Externally there is a rear garden with garage and double carport.

### ACCOMMODATION

Part glazed door opening into reception room with brick fireplace and stairs rising to first floor. Sitting room with fireplace and log burner with window to side. Kitchen/breakfast room is a light and airy room with dual aspect windows. A range of units with work surfaces, Butlers sink, space for range cooker with extractor over, space and plumbing for washing machine, dishwasher and a fridge freezer. Window to rear and a door leading to the garden.

On the first floor there are two double bedrooms. Bedroom 1 has storage cupboards with window to the rear. Bedroom 2 has concealed wardrobes with a boiler cupboard and view to the front. The refitted bathroom boasts a panelled bath, vanity unit with inset wash hand basin and low level WC with window to the rear.

### OUTSIDE

The garden is a particular feature with a range of mature trees and shrubs including fruit trees with an area of lawn and patio ideal for alfresco dining, shed and a double car port and garage. The neighbours have pedestrian right of way across the rear garden from the side pedestrian access.

### SERVICES

All mains services are connected.

### VIEWINGS

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

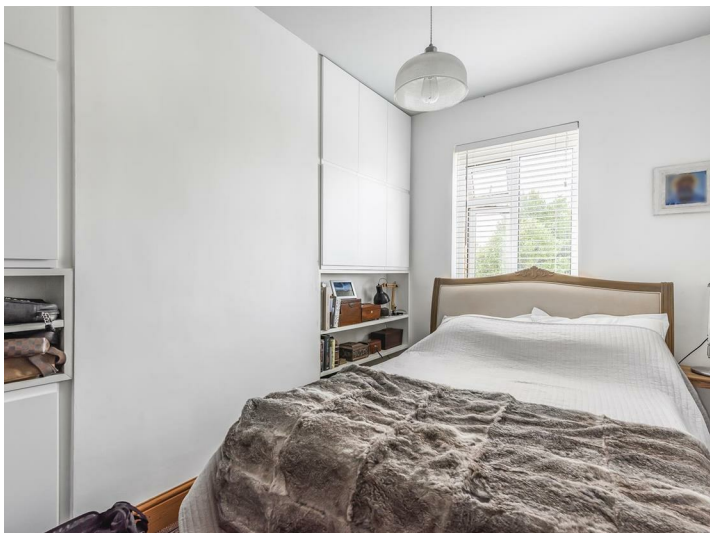
### DIRECTIONS

From the town centre traffic lights turn into North Street. Follow the road out of town, over the railway bridge where it leads into Milverton Road. Taking the forth turning on the right into Crosslands where No 25 will be found at the end on the left hand side.

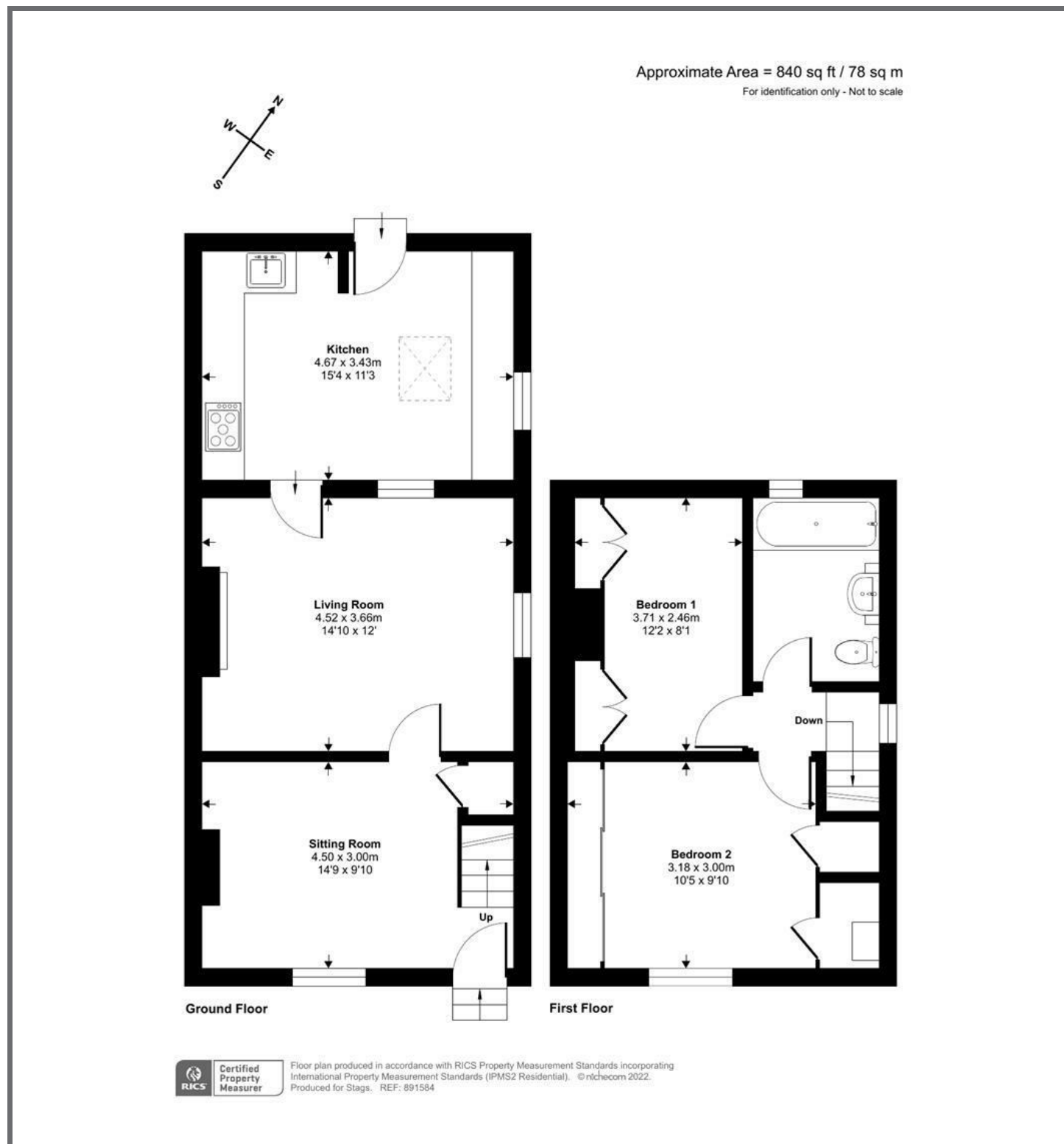
### LETTINGS AND MANAGMENT

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01823 447355.



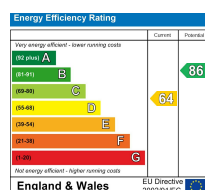






These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



01823 662822  
wellington@stags.co.uk

stags.co.uk



@StagsProperty

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