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29A Richards Close



Wellington Town 1 mile | M5 1½ miles |  
Taunton 6½ miles

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An individual three bedroom detached property just outside of Wellington Town.

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- Three Bedrooms
- Family Bathroom
- Sitting room
- Kitchen/Diner
- Utility/Cloakroom
- Garden
- Parking
- No Onward Chain
- Freehold
- Council Tax D

Guide Price £279,950



### SITUATION

Tucked away in a cul-de-sac, the property is conveniently located a mile from the town centre, which offers an excellent variety of shopping, recreational, and educational amenities. The M5 motorway is easily accessible within 1½ miles, while the county town of Taunton lies approximately 6½ miles away, providing an even wider range of facilities along with a mainline rail service to London Paddington.

### DESCRIPTION

A three-bedroom detached property situated on the outskirts of Wellington. The accommodation briefly comprises an entrance hallway, sitting room, kitchen/diner, utility and cloakroom. On the first floor are three bedrooms, and a family bathroom. Outside, the property benefits from established gardens and parking. The property is offered for sale with no onward chain.

### ACCOMODATION

The front door opens into the entrance hall, dual aspect windows and staircase leading to the first floor. The kitchen/dining room is fitted with a range of matching wall and base units, with worktops over and incorporating a 1½ bowl sink unit. To the rear, the sitting room includes bi-fold doors providing direct access to the garden. A utility room with units and worktops over it also provides access to the cloakroom fitted with a WC and hand wash basin.

Stairs lead to the first-floor landing, giving access to all rooms and the loft. The principal bedroom is a double room, featuring patio doors opening onto a balcony at the rear of the property. The

second bedroom is also a double, with a window to the front, while the third bedroom is a single, also enjoying a front aspect. The family bathroom is fitted with a bath and shower over, WC and hand wash basin.

### OUTSIDE

The rear garden is accessed via steps from the bi-fold doors, leading down to a patio area. Enclosed by wooden fencing, the garden is mainly laid to lawn and includes a garden shed. To the front of the property, there are two parking spaces and a gravelled area, also enclosed by wooden fencing.

### SERVICES

Mains drainage, electricity and water. High risk of surface flooding risk. Solar panels. Good outdoor mobile coverage, variable in home - EE & Vodafone. Good outdoor mobile coverage - O2 & Three (Ofcom.) This property benefits from Ultrafast broadband (Ofcom).

### VIEWINGS

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

### DIRECTIONS

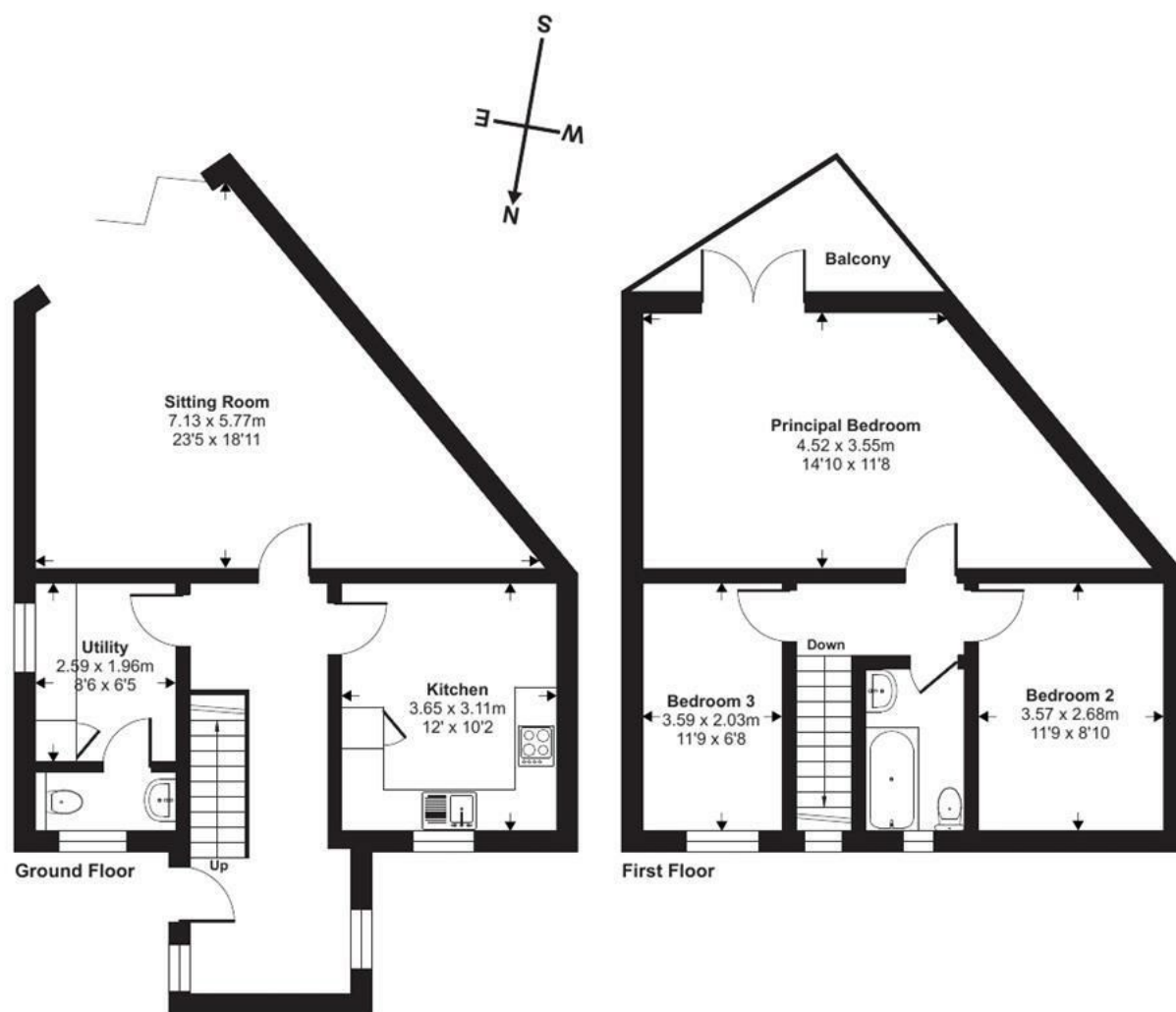
From the Wellington office, turn right onto North Street and follow the B3187 for 0.8 miles. Turn right onto Wardleworth Way, then take a left turn into Richards Close, where the property will be found on the left-hand side.





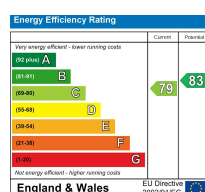
Approximate Area = 1185 sq ft / 110 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1344710

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