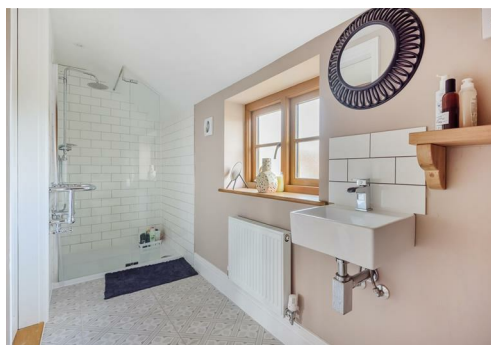




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Sandstone Rise



Wellington 1.5 miles / M5 (J26) 3 miles /  
Taunton 9 miles

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An attractive 3 bedroom cottage  
with period features in a quiet  
location close to Wellington

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- Attractive Cottage in Quiet Location
- 3 Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Garden and Large Patio
- Private Parking
- Freehold
- Council Tax C

Guide Price £435,000

### SITUATION

Sandstone Rise is situated in the semi rural location of Westford just outside Wellington, near Rockwell Green, which has a primary school, sub-post office, village shop, hairdresser, public house and churches. Wellington has an excellent range of shopping, recreational and scholastic facilities. The M5 motorway junction 26 and Tiverton Parkway station are within easy driving distance and Taunton, the County Town, is about 9 miles away, with its wider range of schools, shops and County Cricket ground.

### DESCRIPTION

An attractive and immaculate cottage which has been extended over recent years, with period features in a quiet location close to Wellington with parking and a large patio area to the front. The property comprises of 3 bedrooms, master with en-suite and a family bathroom to the first floor with a sitting room, dining room and kitchen with an entrance porch to the ground floor. It also benefits from a front and rear garden with a summer house. Internal inspection is recommended.

### ACCOMMODATION

Sandstone Rise is accessed from the drive to the front entrance porch. Kitchen with bespoke solid oak and tulip wood wall and base units with flagstone floor, double Belfast sink with window to the rear, space for Range cooker with extractor over, integrated fridge/freezer and dishwasher. Dining room has bi-fold doors to the front patio with wooden stairs rising to the first floor with a concealed storage cupboard under, continuation of flagstone floor, double doors into the sitting room and a door to the rear garden. Sitting room is a triple aspect room with feature fireplace and log burner, oak flooring, French doors to the front and a window to the rear.

The first floor landing leads to all rooms.

Bedroom 1 with large window offering views to the open countryside, cupboards into the eaves and double door to the en-suite with power shower, low level WC with wall mounted wash hand basin. Bedrooms 2 and 3 are both double rooms. Family bathroom with panelled bath, vanity unit with wash hand basin and storage below, low level WC and heated towel rail.

### OUTSIDE

The property boasts a large patio area to the front, making full use of the westerly aspect making it ideal for alfresco dining. There is an area of lawn and a private driveway and parking with a side pedestrian access to the rear. There is a garden to the rear with a garden store and a summer house with power and light, enclosed by fencing and low walling.

### SERVICES

Mains water, drainage and electric and LPG Gas.

### VIEWINGS

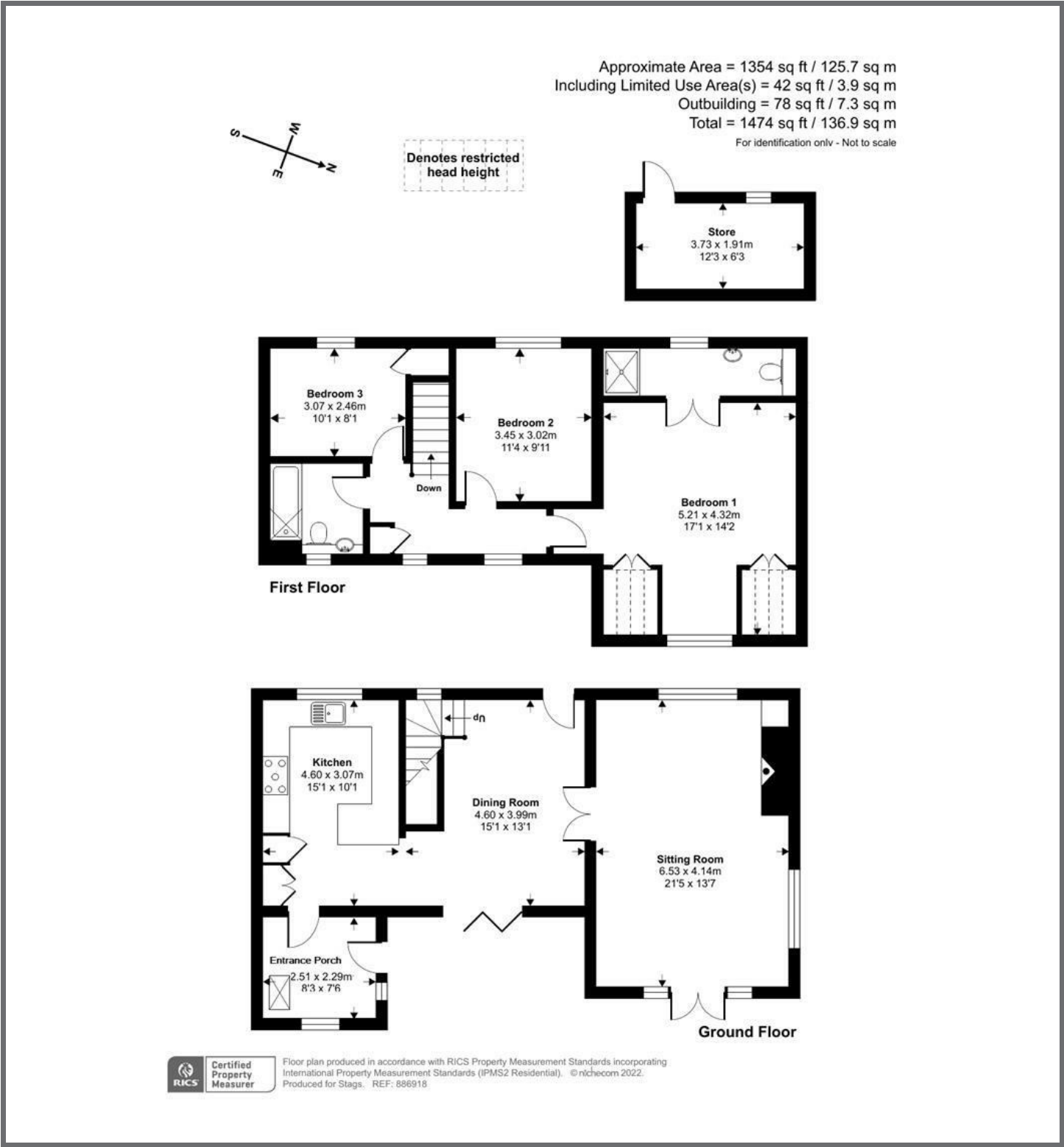
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

### DIRECTIONS

From our office head along Fore Street and continue along this road proceeding through Mantle Street and at the traffic lights at the centre of Rockwell Green turn right. Continue for about half a mile turning left over the railway bridge and continuing for a short distance before turning right into Westford Drive. Follow the lane up, taking the right hand fork and continue to the end, where Sandstone Rise will be seen on the left.

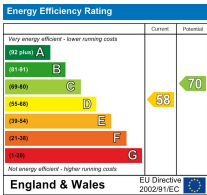






These particulars are a guide only and should not be relied upon for any purpose.

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