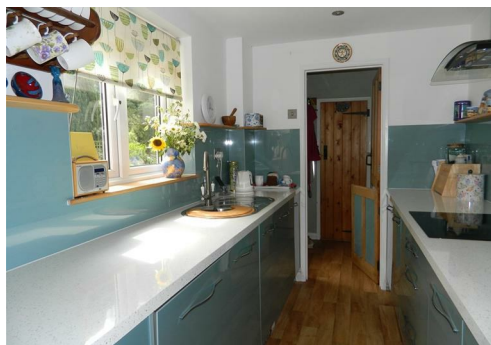




2 Wharf Cottages



Town Centre 1 mile | M5 (J26) 3 miles |
Taunton 8 miles

An individual and well presented 3
bedroom cottage with period
features, garden and garage

- Character Cottage
- 3 Bedrooms
- Sitting Room
- Dining Room
- Modern Kitchen
- Utility
- Cottage Garden
- Double Garage and Parking
- Freehold
- Council Tax C

Guide Price £285,000



SITUATION

2 Wharf Cottages is located on the fringes of Wellington. The town 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

An individual and well presented cottage retaining many period features with three bedrooms, arranged over three floors and benefiting from a modern kitchen and bathroom, with a sitting room and dining room, boasting a private south facing garden and double wooden garage.

ACCOMMODATION

From the entrance porch into the hallway with stairs rising to the first floor. Sitting Room with feature brick fireplace with gas wood effect fire and large window to the garden. Dining Room with fireplace and inset Range and window to the front. Kitchen is a modern space wall and base units with granite worksurfaces over, integrated oven with hob and extractor over, integrated fridge/freezer and sink unit with window to the garden. A stable door leads to the Utility with plumbing and space for a washing machine and a door to the garden. There is a cloakroom with a low level WC and wash hand basin.

First floor landing gives access to all rooms. Bathroom with panelled bath, low level WC and pedestal wash hand

basin and shower cubicle. Bedroom 1 with built in wardrobes along one wall and window to the rear. Bedroom 2 with built in storage housing the boiler and window to the front. A further set of stairs rise to the second floor where Bedroom 3 has under eaves storage, built in wardrobe and a Velux window and window with views to the side.

OUTSIDE

A shared driveway provides access to the rear garden and wooden garage. The pretty south facing cottage garden is fully enclosed and mainly laid to lawn with flower and shrub borders. There is a private paved courtyard making a great space for alfresco dining, enjoying the countryside surroundings.

SERVICES

All mains services 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 and stay on this road for approximately 0.25 mile where the property will be found on the left hand side.

RESIDENTIAL LETTINGS AND MANAGEMENT

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.

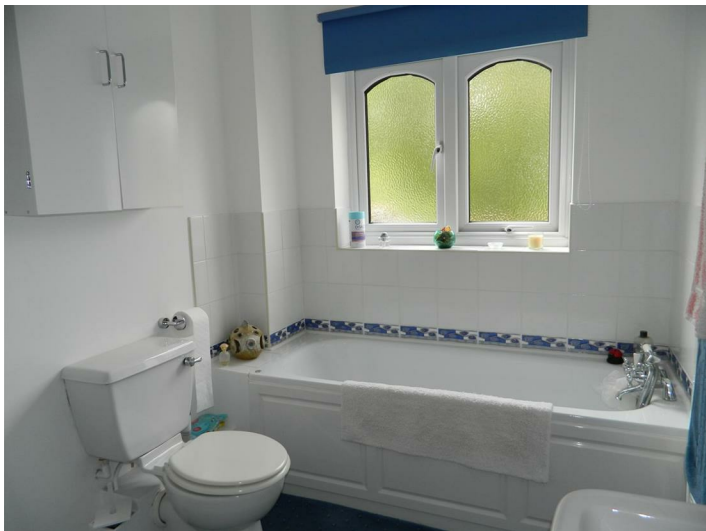




Illustration for identification purposes only, measurements are approximate, not to scale.
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These particulars are a guide only and should not be relied upon for any purpose.

7 High Street, Wellington, Somerset, TA21 8QT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		82
81-91	B		
69-80	C		
55-68	D	61	
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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