



1 Bulford Court

1 Bulford Court, Bulford, Wellington, Somerset, TA21 8DE



Wellington 0.5 miles | Taunton 6.5 miles |
M5 (j26) 4.6 miles

A well presented 2 bedroom property in the heart of Wellington

- Easy Walk into Wellington Town
- Open Plan Living
- Kitchen & Cloakroom
- 2 Bedrooms
- 2 En-Suites
- Garden
- Allocated Parking Space
- Freehold
- Council Tax B
- Investment Opportunity

Guide Price £250,000

SITUATION

1 Bulford Court is situated 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 8 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

A well presented 2 bedroom property in the heart of Wellington with open plan sitting/dining room and kitchen, with 2 bedrooms, both with en-suites to the first floor. There is a garden to the rear enclosed by wall and fencing.

ACCOMMODATION

From the front door into the entrance hallway with stairs rising to the first floor and storage cupboard. Into the open plan sitting/dining room with window to the front and patio doors to the garden from the dining end with space for table and chairs. The open plan kitchen boasts a modern look with grey wall and base units with white work surfaces over, integrated oven and hob with extractor over, integrated fridge, freezer and dishwasher, one and a half bowl sink unit with window to the garden.

To the first floor are the 2 bedrooms. Bedroom 1 with en-suite comprising a large walk in shower, sink top vanity unit, heated towel rail and WC with window to the rear and Bedroom 2 with window to the front and en-suite bathroom incorporating a panelled bath with

shower attachment over, sink top vanity unit and low level WC.

OUTSIDE

The garden offers a patio area, great for alfresco dining along with a lawn and garden storage shed with a pedestrian gate to the front.

SERVICES

All mains services connected.

VIEWINGS

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

DIRECTIONS

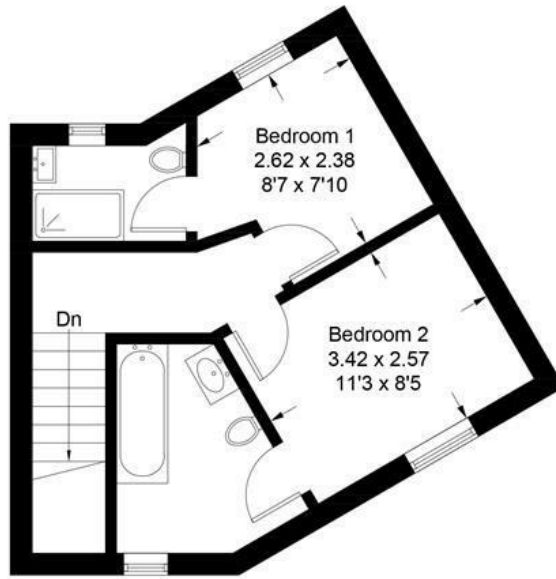
From our offices in Wellington, cross the lights into Fore Street and continue along this road passing the Church on the left. Take the next left into Bulford and just after the brick and slate building on the left, turn left and continue to the end where No 1 will be found.

RESIDENTIAL LETTINGS & 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



Approximate Gross Internal Area = 67 sq m / 721 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID890872)

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
(92-100) A	Best energy efficient - lower running costs	97	97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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