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9 Trinity Close



### SITUATION

Situated in a quiet cul-de-sac, this property enjoys a highly convenient location within walking distance of Wellington town centre. Wellington provides a wide range of shopping, leisure, and educational amenities, along with easy access to the M5 motorway, located approximately 2 miles to the east. The county town of Taunton is just 7 miles away, offering an even broader selection of facilities as well as a mainline rail service to London Paddington.

### DESCRIPTION

A well-presented semi-detached home situated in the heart of Wellington. The accommodation comprises a spacious kitchen/dining room, sitting room, cloakroom, two double bedrooms, a single bedroom, a family bathroom, and an en-suite to the principal bedroom. Offered for sale with no onward chain.

### ACCOMMODATION

Front door opens into an entrance hallway with a convenient cloakroom. The sitting room is located at the front of the property, window to the front and fireplace. A door leads through to an inner hallway with a useful storage cupboard and stairs rising to the first floor. To the rear of the property is a light and spacious kitchen/diner with a window overlooking the garden, sliding doors providing access to the outside, and an additional external door. The kitchen is fitted with a range of matching wall and base units with work surfaces over, incorporating a sink unit.

To the first floor, the landing provides access to all rooms and an airing cupboard. Bedroom one is a double

room with a built-in wardrobe, rear aspect window, and en-suite comprising a shower cubicle, wash hand basin, and WC. Bedroom two is a small double with a window to the front, while bedroom three is a single room, also with a front aspect window. The family bathroom is fitted with a bath, WC, and wash hand basin

### OUTSIDE

The property is approached via a garden path, bordered by a lawned area. To the rear is an enclosed garden, mainly laid to lawn with mature shrubs and a small patio area. The property also benefits from a single garage and a tarmac driveway providing off-road parking.

### SERVICES

All mains services. The mobile coverage is good outdoor with O2 and Vodafone, good outdoor and in-home with EE and good outdoor, variable in-home with 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, continue along High Street, then onto Fore Street and Mantle Street for approximately 0.5 miles. Turn left onto Trinity Close, where the property will be located on the left-hand side

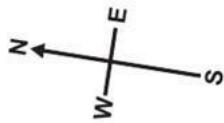
Town Centre 0.5 mile | M5 (J26) 3 miles |  
Taunton 7 miles

**A three-bedroom property located just a short distance from the heart of Wellington.**

- Semi-detached
- Three bedrooms
- Kitchen/Diner
- Sitting room
- Family bathroom and en-suite
- Enclosed garden
- Garage and off road parking
- No onward chain
- Freehold
- Council Tax Band D

**Guide Price £270,000**



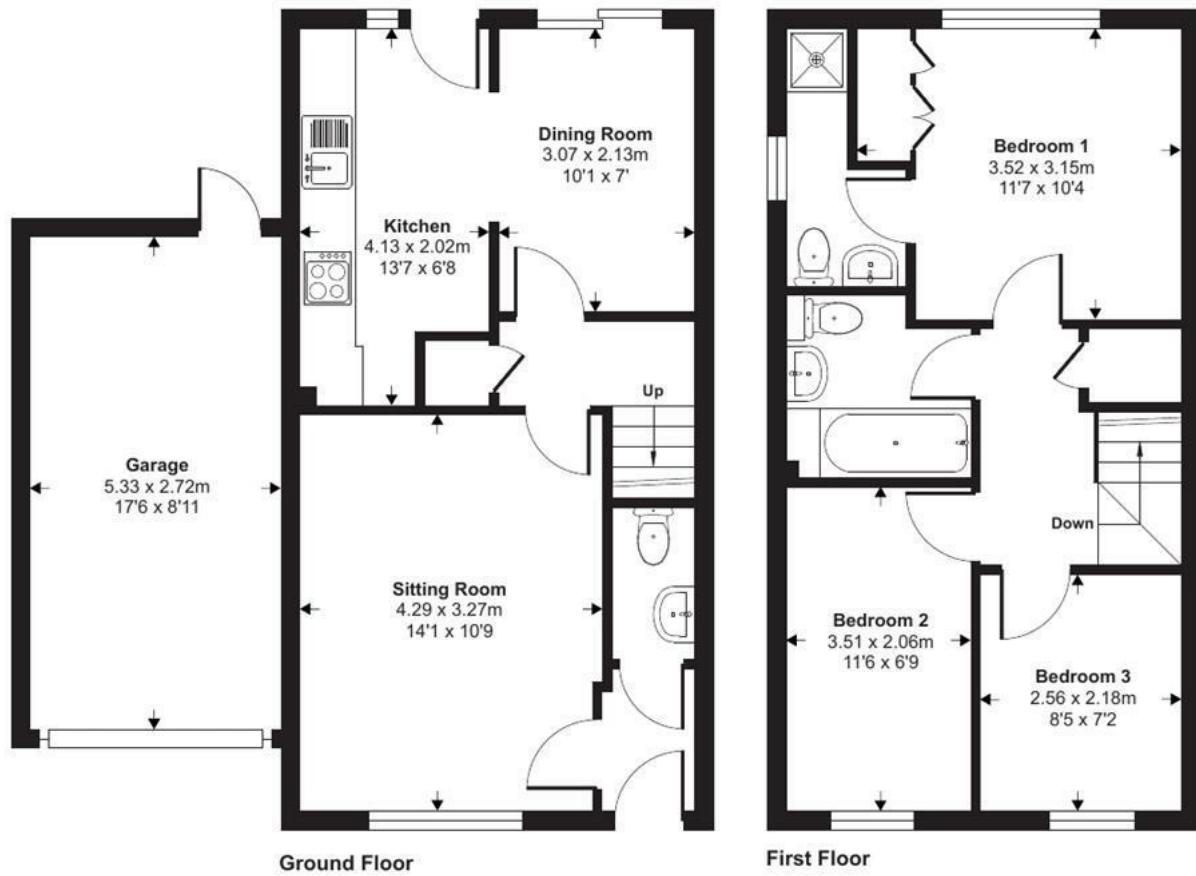


Approximate Area = 780 sq ft / 72.4 sq m

Garage = 156 sq ft / 14.4 sq m

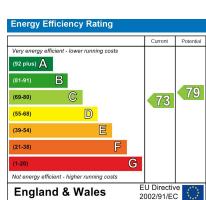
Total = 936 sq ft / 86.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.  
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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