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15 Pyles Thorne Close



### SITUATION

Located in a sought-after area within easy walking distance of the town centre, the property enjoys convenient access to an excellent range of shopping, leisure and educational amenities, as well as the M5 motorway on the eastern side of the town. The county town of Taunton lies approximately 7 miles away and offers an even wider variety of facilities, including a mainline railway station with direct services to London Paddington.

### DESCRIPTION

A spacious family home set on a generous corner plot and positioned back from the road, offering three double bedrooms and excellent scope for further extension or development, subject to the necessary consents. The ground floor comprises a sitting room with views over the rear garden, a dining room/family room, a kitchen/breakfast room and a cloakroom. Upstairs, there are three double bedrooms and a family bathroom. Outside, the property benefits from a level, attractive garden and a garage.

### ACCOMMODATION

From the attractive covered porch, a wooden front door opens into the entrance hall with stairs rising to the first floor, an under-stairs storage cupboard and doors to all principal rooms. The sitting room is a bright dual-aspect space with a bay window to the front, a log burner, and patio doors leading out to the rear garden. The dining room/family room also includes a tiled fireplace, parquet flooring and a front-facing window. The modernised kitchen is fitted with a range of wall and base units with solid oak worktops and farmhouse style tiles, a one-and-a-half bowl sink and a separate larder cupboard. Completing the ground floor is a cloakroom with low-level WC.

Stairs lead to the first-floor landing, where a window provides front-facing views and there is access to the loft. Bedroom one enjoys dual-aspect windows to the front and rear, built-in wardrobes and exposed floorboards. Bedroom two also features exposed floorboards, a built-in wardrobe and a front-facing window. Bedroom three benefits from dual-aspect windows. The bathroom is fitted with a modern white suite comprising a panelled bath with shower and screen, built-in storage cupboards, an inset wash hand basin and a WC.

### OUTSIDE

The enclosed gardens are to the front, side and rear of the property and are mainly laid to lawn with an area of patio and a range of mature plants and shrubs. A pathway gives access to the front and side, with driveway at the rear of the property, accessed via double wooden gates, leading to the garage with electric and strip lighting. The garden is enclosed by fencing. Across the road is also a small strip which has mature trees and shrubs.

### SERVICES

All mains services. Mobile coverage is good outdoor with O2 and EE, good outdoor and in-home with EE and good outdoor and variable in-home with Vodafone (Ofcom). This property has the benefit of superfast broadband (Ofcom).

### VIEWINGS

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

### DIRECTIONS

From the centre of Wellington, turn left into South Street, passing the school and then turn left at the mini roundabout. Take the next left and then right into Pyles Thorne Close and the property will be seen on the left hand side.

Wellington Town Centre 0.5 miles | Taunton 6 miles

**A spacious family home with three double bedrooms in a desired location.**

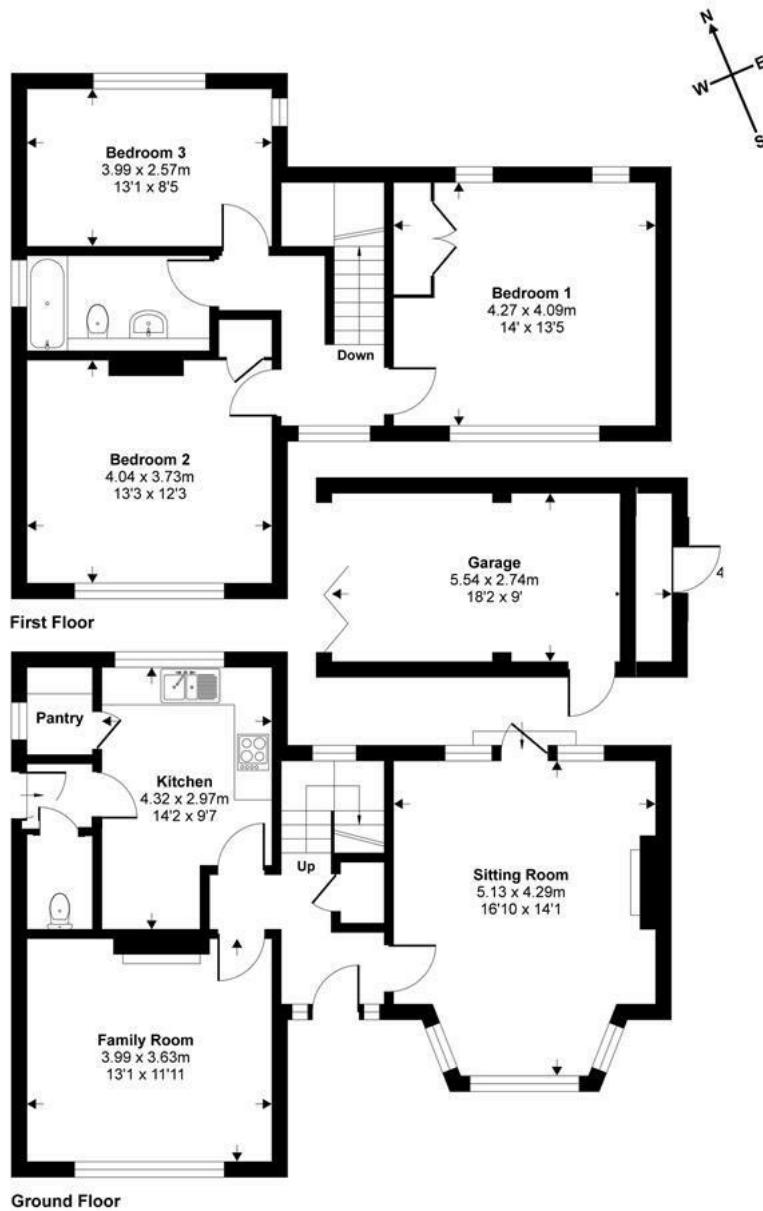
- Detached Family House
- 3 Bedrooms
- Sitting Room
- Dining Room/Family Room
- Kitchen/Breakfast Room
- Front and Rear Garden
- Garage and Drive
- Freehold
- Council Tax Band E

**Guide Price £499,000**



Approximate Area = 1420 sq ft / 131.9 sq m (includes garage)

For identification only - Not to scale

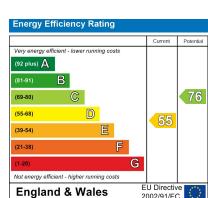


Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n:checom 2021.

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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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