



---

20 Russet Close



Taunton/M5 (J25) 6.5 Miles. M5 (J26) 2 Miles. Wellington Town Centre 1 Mile.

## A 4/5 bedroom detached house situated on the fringes of Wellington with double garage.

- Four Bedrooms & Office
- Family Bathroom & En Suite
- Sitting Room
- Dining Room
- Kitchen/Breakfast room
- Conservatory & Utility
- Garden & Parking
- Double Garage
- Freehold
- Council Tax Band E

### SITUATION

Situated in a small development which is located just over a mile from the town centre where an excellent range of shopping, recreational and scholastic facilities can be found. The M5 motorway is readily accessible within 2 miles of the property and the County Town of Taunton within 9 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

### DESCRIPTION

Situated on the fringes of Wellington, comprising an entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, office/bedroom 5, conservatory and utility. First floor landing with airing cupboard, four double bedrooms, bathroom and en suite shower room. Enclosed garden, double garage and parking.

### ACCOMMODATION

Front door into the hallway, stairs to the first floor with understairs cupboard and access to all rooms. Cloakroom, door to sitting room with feature fireplace, gas fire, wall lights and window with views to the front. Kitchen/Breakfast room with matching wall and base units with work surfaces over, inset sink unit with window to the garden, range cooker with extractor over, built in fridge/freezer, dishwasher and door to the utility with plumbing for washing machine and space for tumble dryer, sink unit and door to garden.

Landing with airing cupboard, door to all rooms. Bedroom 1 with window to the rear, with built in wardrobes and en-suite with shower cubicle, low level WC and

wash hand basin. Bedroom 2 with window to the rear. Bedroom 3 & 4 with window to the front. Bathroom with panelled bath, low level WC, wash hand basin and storage cupboard.

### OUTSIDE

To the front is a path with steps leading up to the front door. Driveway to side giving access to the double garage with power and light. To the garden is an area of patio and lawn, rose bed, all enclosed by fencing.

### SERVICES

Mains drainage, electricity, water, new gas boiler. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage limited inside & likely outside with 02, EE, Three and Vodafone(Ofcom).

### VIEWINGS

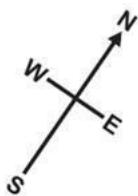
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

### DIRECTIONS

From Taunton proceed along the A38 towards Wellington, continue along this road and at the roundabout take the 3rd exit onto the B3187/Taunton Road. At the next round about take the 1st exit onto Torres Vedras Dr and then take the first right onto Cades Mead continue through to Russet Close and the property will be seen on the right hand side

**Guide Price £480,000**



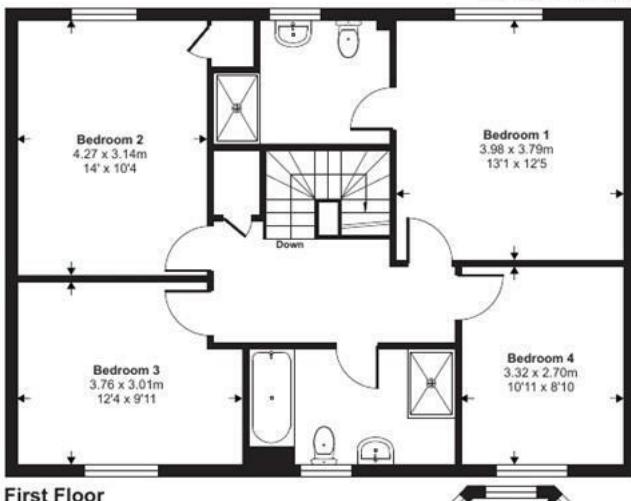


Approximate Area = 1699 sq ft / 157.8 sq m

Garage = 284 sq ft / 26.3 sq m

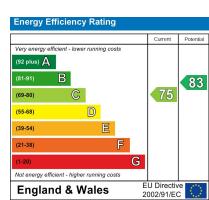
Total = 1983 sq ft / 184.1 sq m

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. Produced for Stags. REF: 1244048

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.



7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London