



22 Oakfield Park

22, Oakfield Park, Wellington, TA21 8EY



Town Centre 0.5 mile M5 (J26) 3 miles
Taunton 8 miles

A four bedroom detached property close to town with garage and parking.

- Four bedrooms
- Downstairs Shower room
- Family Bathroom
- Kitchen
- Dining room
- Sitting Room
- Garden
- Garage & Parking
- Council Tax Band E
- Freehold

Guide Price £385,000



SITUATION

Located on the popular South side of Wellington and benefits from being within walking distance of the reputable Wellington School and the town centre. Wellington town 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

The accommodation comprises of entrance hall, sitting room, dining room, kitchen and shower room. To the first floor are four bedrooms and family bathroom. Outside there are established gardens, parking and garage. Internal inspection recommended.

ACCOMMODATION

Entrance Hall with tiled floor and stairs to first floor. Sitting room with window to front and Gas fire. Glazed door to the rear hall and a wide open archway leading to the dining room with sliding patio doors to rear garden. Door to kitchen with a range of units with work surfaces over, inset 1.5 bowl sink unit, built in dishwasher, four ring hob and double oven, built in fridge and door to rear garden. Rear lobby with door into garage. Shower room with shower cubicle, W.C and wash basin in vanity unit.

First Floor landing with access to roof space, airing cupboard with gas boiler. Bedroom one with a range of built in

bedroom furniture. Bedroom two with an outlook to rear garden. Bedroom three is a single. Bedroom four is a double room with built in double wardrobe. The bathroom comprises of a coloured suite, panelled bath with Mira electric shower over, W.C and wash basin in vanity unit.

OUTSIDE

The property has a paved drive to the front with parking. To the side is a synthetic grass lawn. At the rear of the house there is an enclosed garden with high conifer hedges to two sides and wooden fence to the third side, with well stocked shrub borders. Brick patio with a lawn beyond, at the far of which is a further small patio area. Pedestrian gate to road. Garage with up and over door, shelving and plumbing for washing machine.

SERVICES

Mains drainage, water, electricity. This property has the benefit of ultrafast broadband (Ofcom). Mobile coverage limited inside & outside with O2, Three, Vodafone and, EE (Ofcom). Surface water flood risk - Medium.

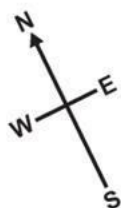
VIEWINGS

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

DIRECTIONS

From our office turn left into South Street and proceed past Wellington School, over the mini roundabout and at the second mini roundabout bear left into Pyles Thorne Road. Continue for a short distance taking the right hand turn into Oakfield park, take the second right hand turning and property will be seen at the far end on the left hand side.



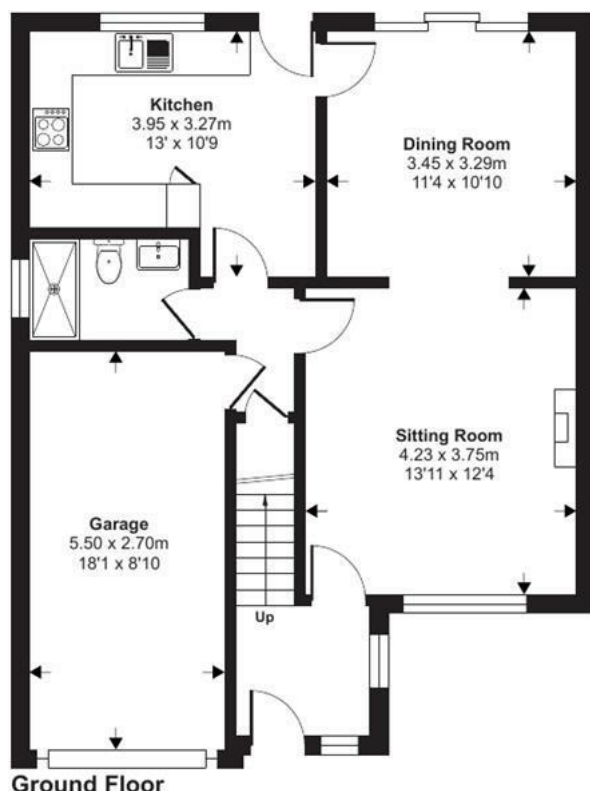


Approximate Area = 1181 sq ft / 109.7 sq m

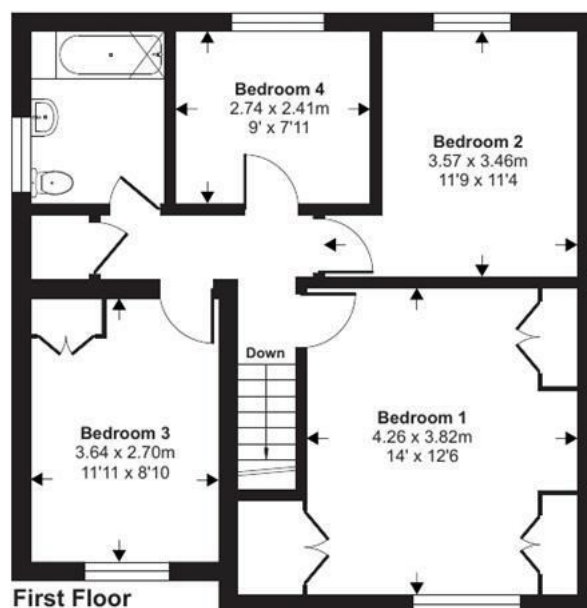
Garage = 160 sq ft / 14.8 sq m

Total = 1341 sq ft / 124.5 sq m

For identification only - Not to scale



Ground Floor

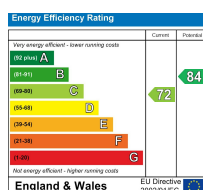


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1216425

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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