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13 Drakes Park
Wellington, TA21 8TB

Spacious 3 bedroom house, within level walking distance of town centre

M5 (26) 2.5 miles. Taunton 7 miles.

• Entrance Hall • Kitchen/Dining Room • Sitting Room • Garden Room • 3 Bedrooms • Shower Room • Fully Enclosed Rear Garden • No Onward Chain •

Guide price £182,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

Drakes Park is a favourable cul-de-sac, within walking distance of Wellington town centre. Situated between the River Tone and the Blackdown Hills, the town centre offers a wide range of independently run shops and larger stores including Waitrose, whilst the County Town of Taunton, approximately 6 miles to the east, provides a greater range of shops and amenities.

The M5 is easily accessible at J26 (Wellington), providing great links to Exeter to the south and Bristol and London to the north and east. There are regular rail services to London Paddington from Taunton and Tiverton Parkway, whilst Bristol and Exeter International Airports provide a number of domestic and international flights.

DESCRIPTION

13 Drakes Park is a spacious 3 bedroom terraced house benefiting from uPVC double glazing throughout, gas fired central heating and a garden room to the rear overlooking the enclosed low maintenance garden. The property is offered to the market with vacant possession and no onward chain.

ACCOMMODATION

A storm porch leads to a double glazed door with side panel into the entrance hallway with doors to the kitchen/dining room and sitting room and staircase to the first floor. The sitting room is a good size room and has a large window overlooking the front garden. The large kitchen/dining room spans across the width of the house and is comprehensively fitted with a range of wall and base units, including rolled edge work surfaces, electric cooker with extractor fan over, integrated fridge and



freezer and plumbing and space for laundry appliances. From the dining area there are sliding doors leading to the wooden framed garden room, which includes double doors opening to the garden.

On the first floor there is a large landing with storage cupboard housing the combination boiler and loft access. The three bedrooms are particularly light rooms. The bathroom is fitted with a white three-piece suite, including fully tiled double shower cubicle, WC and wash hand basin.

OUTSIDE

There is a gravelled area to the front, flower borders and a pathway leading to the front door.

The rear garden has a paved patio, providing plenty of space for entertaining.

From here a pathway leads to the bottom of the garden and the rear gated access. The garden itself is fully enclosed by wooden panelled fencing and has been well cared for over the years with a variety of raised flower and shrub borders. There is a useful wooden shed which will remain with the property.

SERVICES

All mains services. Gas fired central heating.

VIEWING

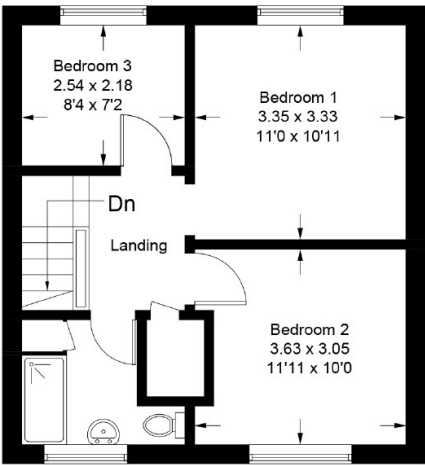
Strictly by prior appointment through the agents, Stags on 01823 662822.

DIRECTIONS

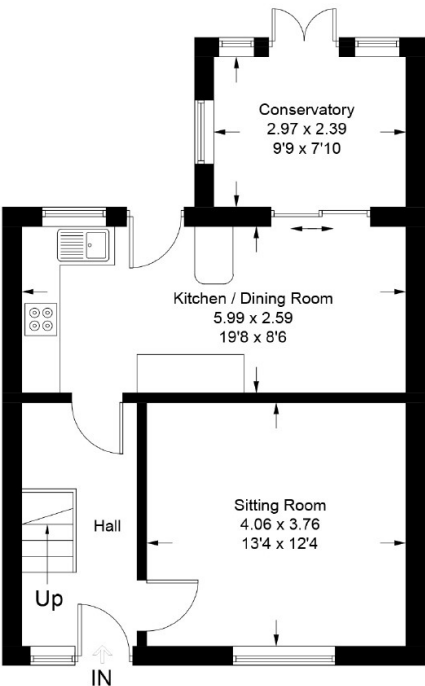
From Wellington town centre proceed in the Taunton direction turning left at the traffic lights into Longforth Road. Continue along this road turning right into Church Fields and proceed into Drakes Park, following the road around, where the



Approximate Gross Internal Area = 86.9 sq m / 935 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID343393)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		89
81-91	B		
69-80	C	76	
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	