



4 Laburnum Cottage



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

A charming end-of-terrace character cottage enjoying a peaceful tucked-away position, yet within easy walking distance of Wellington town centre.

- End of Terrace
- Two Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Bathroom
- Attic Area
- Garden
- Solar Panels
- Freehold
- Council Tax B

Guide Price £219,950



SITUATION

Situated in a quiet, tucked-away position within easy walking distance of Wellington town centre, the property enjoys convenient access to an excellent range of shopping, recreational and educational facilities. The M5 motorway is located approximately 2 miles to the east, providing swift road links further afield. The County Town of Taunton lies just 7 miles away, offering a more extensive selection of amenities together with a mainline railway station providing regular services to London Paddington.

DESCRIPTION

The property offers a most delightful end-of-terrace character town cottage. The well-presented accommodation includes an inviting sitting room with an attractive brick fireplace housing a wood-burner. A wide opening leads through to the kitchen/dining room, which is fitted with an appealing range of Shaker-style units. On the first floor there are two bedrooms and a family bathroom, with stairs rising from the landing to a useful attic area. Outside, the cottage benefits from side and rear gardens together with a practical brick-built store.

ACCOMMODATION

A stable door opens into the kitchen/dining room, fitted with an integrated fridge/freezer, a newly installed matching wall and base unit with wooden worktop, and a Belfast sink. There is space for a cooker with extractor over and useful downstairs storage. This area leads through to the sitting room, a charming and cosy space featuring an inset wood burner, rear window, door opening to the

garden, and stairs rising to the first floor.

On the first floor, the landing provides access to all rooms, with stairs continuing to the second floor. There are two double bedrooms—one enjoying views over the rear garden and the other positioned to the front. The bathroom comprises a white suite with bath and shower over, WC, and wash hand basin.

OUTSIDE

Outside, the garden is divided into two sections: immediately to the rear is an enclosed area with part stone wall and wood panelled fencing, which is finished with paving. A further garden area lies to the left of the access path, mainly laid to lawn, with a dedicated space for outdoor entertaining and raised beds

SERVICES

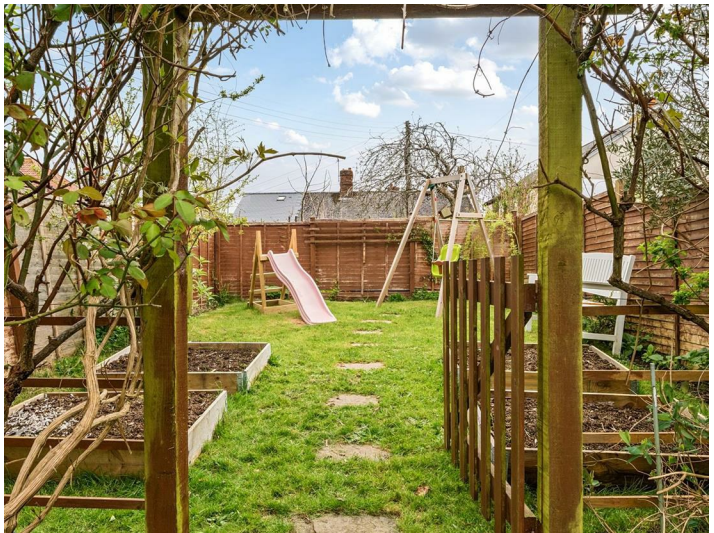
All mains services connected. Newly fitted boiler. Mobile coverage is good outdoor with O2, Three and Vodafone and good outdoor, variable in-home with EE (Ofcom). This property has the benefit from Ultrafast broadband (Ofcom).

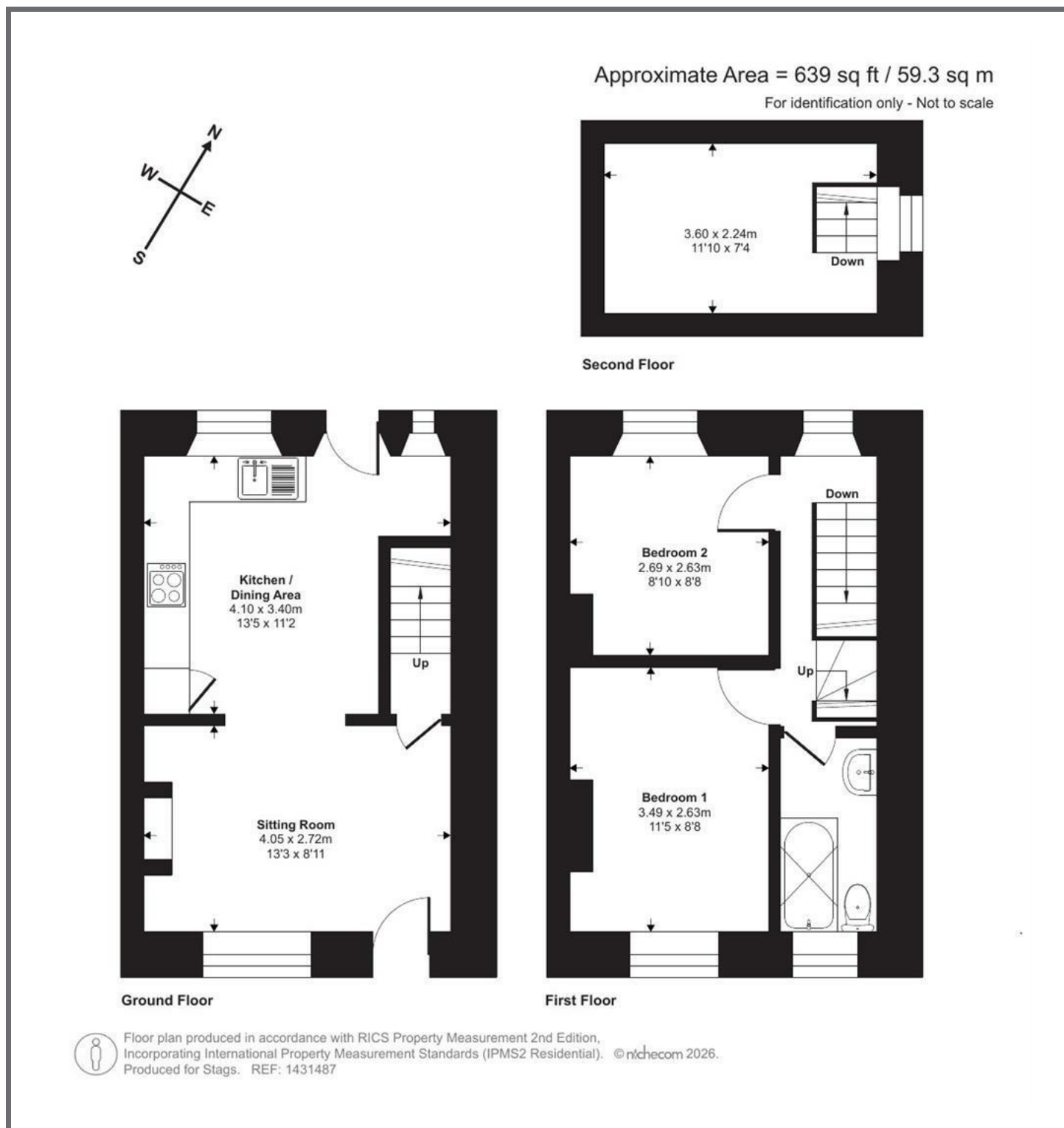
VIEWINGS

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

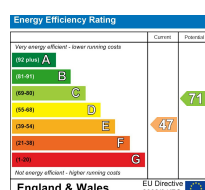
DIRECTIONS

From the centre of Wellington head east along Fore Street and into Mantle Street. After a short distance the access alleyway to Laburnum Cottages will be seen on the left hand side opposite the old sale rooms. Proceed up the alleyway path to the end whereby the cottage will be seen on the right hand side.





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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