STAGS



1 Nynehead Mews

1 Nynehead Mews, Nynehead, Wellington, TA21 0BN







Wellington 1.5 miles | Taunton 7 miles

A modern single-storey close-care retirement home, exclusively for the over 60s, set within the picturesque grounds of Nynehead Court and enjoying a peaceful yet convenient setting.

- Semi-detached
- One bedroom
- En-Suite
- Open plan kitchen/dining/sitting room
- Allocated parking
- Retirement bungalow
- Communal 13 acres of land
- No onward chain
- Council Tax Band E
- Leasehold

Guide Price £250,000

SITUATION

Nynehead Mews is situated within the grounds of Nynehead Court, adjacent to All Saints Church. This attractive one-bedroom mews house forms part of a courtyard development of single-storey retirement properties set within the beautiful grounds of Nynehead Court, surrounded by approximately 13 acres of well-maintained parkland. Nynehead Court is one of the UK's longest-established care home communities, offering a range of facilities including residential care, close care housing and extensive communal grounds. The nearby market town of Wellington lies approximately 1.5 miles away and provides an excellent range of everyday shopping and leisure facilities. The property is conveniently located for transport links, with the M5 motorway approximately 2 miles away. The county town of Taunton, situated around 8 miles to the east, offers a wider selection of shopping, restaurants, theatre and the Somerset County Cricket Ground, together with a mainline railway station providing regular services to London Paddington.

DESCRIPTION

Set within the idyllic grounds of Nynehead Court, this charming property offers a rare combination of rural tranquillity and convenience, with local amenities and cultural attractions easily accessible. The accommodation comprises an open-plan kitchen/dining/sitting room and a generous bedroom with en suite facilities. Externally, the property enjoys its own garden together with access to approximately 13 acres of beautifully maintained communal grounds. Further benefits include designated parking spaces and the advantage of being offered to the market with no onward chain.

ACCOMMODATION

The front door opens into a spacious entrance hall, featuring a built-in cloaks cupboard and airing cupboard. To the left-hand side is the impressive open-plan living area, a wonderfully light and airy space benefitting from two sets of patio doors. Designed with modern living in mind, there is ample room for both sitting and dining furniture, with the space flowing seamlessly into the kitchen. The kitchen is fitted with a comprehensive range of matching wall and base units with work surfaces over, incorporating a sink unit, integrated double eye-level oven, hob with extractor hood over, integrated dishwasher and fridge/freezer, together with space and plumbing for a washing machine. Situated on the opposite side of the property is the generous principal bedroom, which benefits from an extensive range of fitted wardrobes and an en-suite bathroom comprising a bath with shower over, low-level WC and wash hand basin.

OUTSIDE

The property benefits from an allocated parking space, together with additional residents' and visitors' parking. To the front of the property is a small enclosed garden area, providing an attractive outlook and forming part of the communal grounds. This area is maintained by the management company and is for the use and enjoyment of the property.

SERVICES

Mains drainage, electric and water. Feed-in tariff. Mobile coverage is variable outdoor with EE and good outdoor with O2, Three and 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 junction 26 of the M5 motorway head towards Wellington and at the roundabout with the A38 take the second exit signposted Wellington. After approximately half a mile at the next roundabout turn right signposted Nynehead. Continue along here for approximately 1 mile bearing left at the T junction whereupon Nynehead Court will be seen on the left hand side.

PROVISION OF CARE

All care is provided from Nynehead Court with 24/365 emergency cover included within the service charge and a full tariff of personal and domestic care available to suite every requirement when and if required.







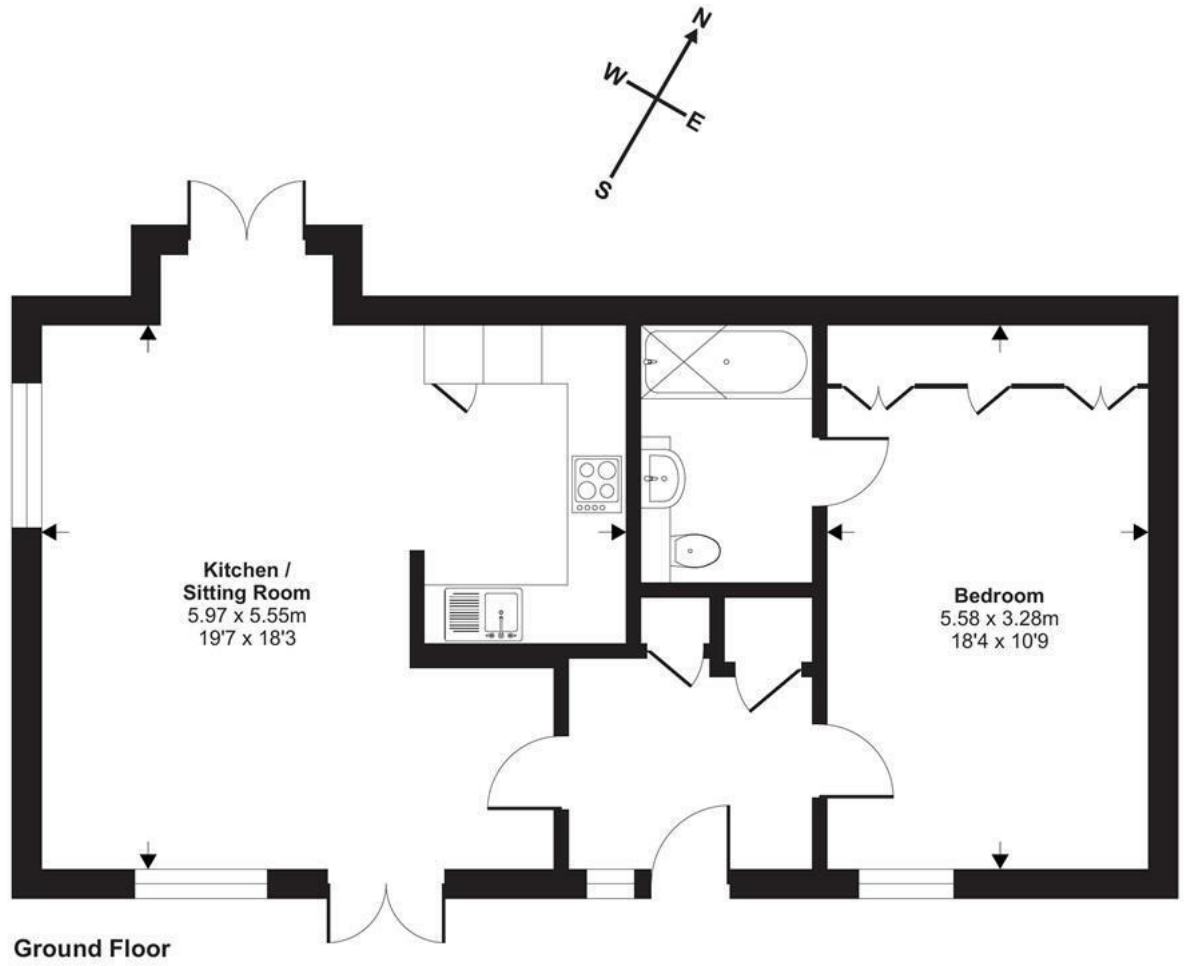




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Approximate Area = 689 sq ft / 64 sq m

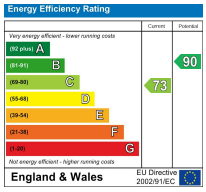
For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1538344

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