STAGS



23 Blackdown Meadow

23, Blackdown Meadow, Wellington, TA21 9GP







Wellington 1.3 miles | Taunton 6.5 miles

An attractive four bedroom detached property located on the outskirts of Wellington.

- Four Bedrooms
- Kitchen/Dining room
- Sitting room
- Utility Room
- Family bathroom & En-suite
- Rear Garden
- Garage
- No Onward Chain
- Council Tax Band E
- Freehold

Offers In Excess Of £380,000

SITUATION

Situated on the edge of Wellington, the property enjoys easy access to the town's selection of shops, leisure facilities, and schools. The M5 motorway is conveniently located approximately 2 miles to the east, providing excellent transport links. Taunton, the county town of Somerset, is just 7 miles away and offers a wider range of amenities together with a mainline railway station providing direct services to London Paddington.

DESCRIPTION

A well-presented detached family home situated on the outskirts of Wellington on a small development of only 23 properties. The property comprises four bedrooms, including a principal bedroom with en-suite shower room, a family bathroom, a modern kitchen/dining room, living room and utility room. Externally, the property benefits from an enclosed rear garden, a single garage and off-road parking for two vehicles. The property also has the remainder of the NHBC warranty.

ACCOMMODATION

The front door opens into a welcoming entrance hall, with a useful cloakroom and staircase rising to the first floor. Positioned off the hall, the well-appointed kitchen/dining room is fitted with an extensive range of wall and base units beneath quartz work surfaces, complemented by a central island. Integrated appliances include a fridge/freezer, dishwasher, induction hob, sink and eye-level oven. A door leads through to the utility room, providing a second sink, space and plumbing for a washing machine, useful understairs storage and access to the rear garden. The dual-aspect sitting room is a light and spacious reception room, enjoying patio doors that open onto the rear garden.

On the first floor, the landing provides access to all bedrooms and the family bathroom. The principal bedroom is a generous double room benefiting from built-in wardrobes and a contemporary en suite shower room comprising a walk-in shower, wash basin and WC. Bedroom two is a further double room overlooking the rear of the property, while bedrooms three and four are situated to the front overlooking wildflower meadows and a large oak tree. The family bathroom is fitted with a bath with shower over, wash basin and WC.

OUTSIDE

Externally, the property benefits from a west-facing rear garden, predominantly laid to lawn and complemented by an attractive combination of paved patio and gravel seating areas, perfect for outdoor dining and entertaining. The garden is filled with a variety of mature shrubs, trees and flowering plants. A pathway leads to a rear gate, providing convenient access to the single garage and driveway parking for two vehicles, with additional visitor parking also available.

SERVICES

All mains services. The garage is leased. Included in a management company £285 per year. Mobile coverage is good outdoor, variable in-home with EE and good outdoor with O2, Three and Vodafone (Ofcom). This property has the benefit of Ultrafast broadband (Ofcom).

VIEWINGS

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

DIRECTIONS

From the Wellington office, head along the High Street towards the B3187. At the roundabout, take the second exit onto Taunton Road. Continue to the next roundabout and take the second exit. Continue down to the third roundabout and take the 5th exit and turn left into Blackdown Meadow and the property will be found on your right hand side.



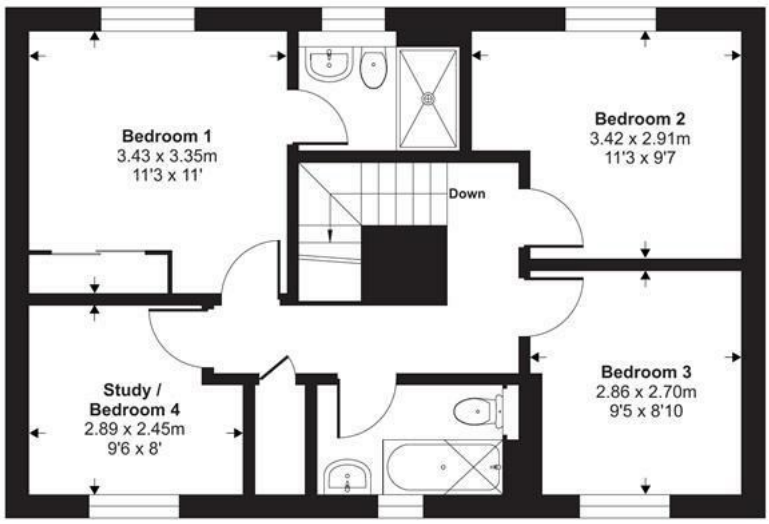




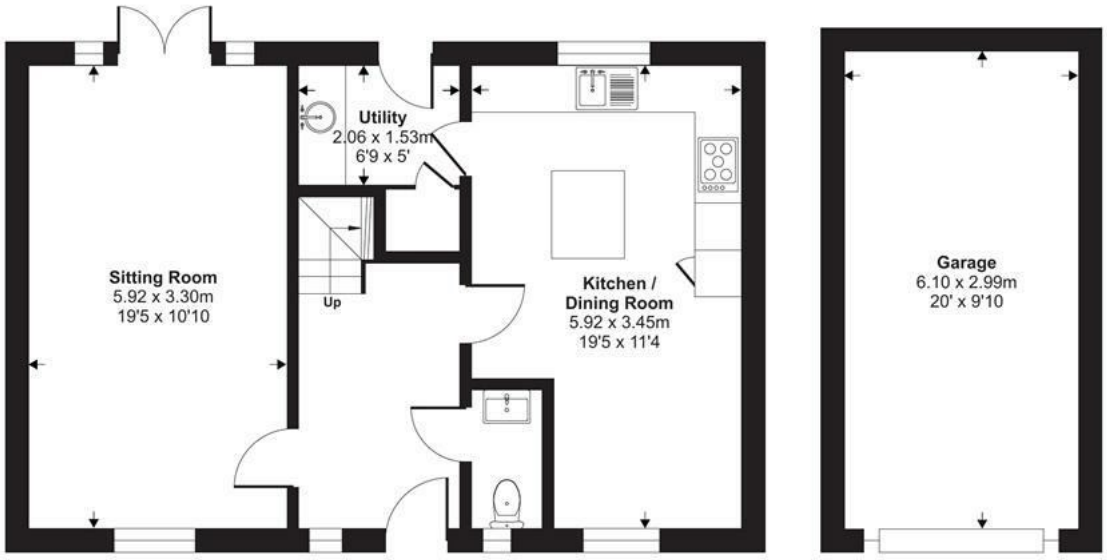




Approximate Area = 1162 sq ft / 107.9 sq m
Garage = 196 sq ft / 18.2 sq m
Total = 1358 sq ft / 126.1 sq m
For identification only - Not to scale



First Floor

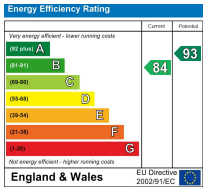


Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1496945

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.

STAGS



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