



46 Prices Avenue



Wellington 0.8 miles | Taunton 6.6 miles

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

- Detached Property
- Three Storey
- Five Bedrooms
- Bathroom & Two En Suites
- Sitting Room
- Kitchen/Dining Room
- Established Garden
- Garage
- Freehold
- Council Tax E

Guide Price £435,000

SITUATION

The property is set within a popular development, conveniently positioned approximately half a mile from Wellington town centre, which offers an excellent selection of shopping, leisure and educational facilities. The M5 motorway is easily accessible, located just 2.3 miles away, while the County Town of Taunton lies within 6.3 miles, providing a wider range of amenities together with a mainline rail service to London Paddington.

DESCRIPTION

An attractive five bedroom detached property arranged over three storeys on the Longforth Farm Development on the outskirts of Wellington. Comprising of kitchen/diner, living room, utility, cloakroom, main bedroom with dressing room and ensuite, further two bedrooms and family bathroom. Outside are established gardens and garage.

ACCOMODATION

Entrance hallway with stairs rising to all levels, leads through to the main reception areas. The sitting room enjoys a delightful dual aspect, enhanced by a feature bay window to the front. The kitchen/diner is fitted with a comprehensive range of contemporary units complemented by contrasting worktops and integrated appliances, including an eye-level double oven, ceramic hob with extractor, and provision for a fridge freezer and dishwasher. The generous dining area is perfect for entertaining, while a snug-style seating area beneath a glazed roof floods the space with natural light. A utility room provides additional appliance space, practical storage, and rear access to the driveway, which in turn leads to the garage. A convenient cloakroom completes the ground floor.

The first floor comprises three bedrooms,

with the master suite featuring a dressing room and private ensuite. The remaining two bedrooms are served by the family bathroom. From the landing, stairs lead up to the second floor, which offers two spacious double bedrooms, including one with its own ensuite. A Velux window brightens the landing, creating a welcoming space that could be used as a study area.

OUTSIDE

Outside, the property occupies a desirable corner plot, with the front garden attractively planted with mature shrubs. To the rear, a private driveway provides parking for two vehicles and leads to a single garage. The rear garden is mainly laid to lawn, complemented by a patio area, a pergola, and well-established shrub borders.

SERVICES

Mains services. Good outdoor mobile coverage with EE, O2, Three and Vodafone (Ofcom). This property has the benefit of ultrafast broadband (Ofcom). There is an annual service charge-£220.

VIEWINGS

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

DIRECTIONS

From the Wellington office, head along High Street towards the B3187. At the roundabout, take the first exit onto Lillebonne Way. Turn right onto Prices Avenue, then take the next right followed by the first left. The property will be located on your left-hand side.



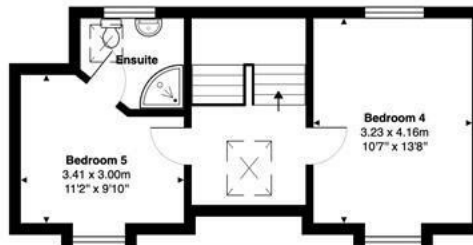
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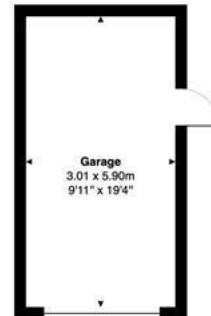
Ground Floor
Area: 65.0 m² ... 699 ft²



First Floor
Area: 57.2 m² ... 616 ft²



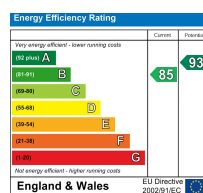
Second Floor
Area: 36.4 m² ... 392 ft²



Total Area: 158.6 m² ... 1707 ft² (excluding garage)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.

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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