



2 Lyddon Close

2, Lyddon Close, Wellington, TA21 9AS



Town Centre 1.0 miles | Taunton 7 miles

A detached bungalow with no onward chain.

- 2/3 Bedrooms
- Bathroom
- Sitting Room
- Kitchen/Diner
- Dining Room/Bedroom 3
- Front & Rear Garden
- Garage
- No Onward Chain
- Freehold
- Council Tax Band D

Guide Price £350,000

SITUATION

Situated in a sought-after residential area on the southern side of Wellington, this property benefits from easy access to an excellent selection of shopping, leisure and educational facilities, together with convenient links to the M5 motorway to the east of the town. The county town of Taunton is approximately 7 miles away and provides an even broader range of amenities, including a mainline railway station offering direct services to London Paddington.

DESCRIPTION

A well-presented bungalow offering spacious and versatile accommodation, including a bright sitting room with sliding patio doors to the rear garden, a fitted kitchen, dining room/bedroom 3 and two further bedrooms. The property also benefits from a bathroom and separate WC. Outside is a private rear garden and a driveway providing off-road parking leading to the garage. Situated in a pleasant setting, the property offers comfortable single-storey living with attractive gardens to both the front and rear. Offered for sale with no onward chain.

ACCOMMODATION

A glazed entrance door with matching side windows leads into the entrance porch, which in turn opens via a part-glazed door into the entrance hall, providing access to all principal rooms. The sitting room enjoys a dual-aspect outlook and features a fireplace with mantle and hearth, together with sliding patio doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units with laminated work surfaces over, incorporating a single-drainer single bowl sink unit. There is space for an oven, fridge, and washing machine, together with a useful larder cupboard and a part-glazed door providing access to the rear garden. The dining room/formerly a 3rd bedroom benefits from a window to the front elevation and a further door leading into the entrance hall. The entrance hall also includes a storage cupboard and airing cupboard. Bedroom 1 is a good size double with built-in wardrobes and drawer unit along one wall and window to front. Bedroom 2 is a good-sized double room with built-in wardrobe, double-glazed window overlooking the rear aspect.

The bathroom comprises a panelled bath with shower over, pedestal wash hand basin, and low-level WC, complemented by tiled splashbacks and a window to the rear. There is also a separate WC fitted with a low-level WC, wash hand basin and window to the side.

OUTSIDE

To the front, the property enjoys a tarmac driveway providing off-road parking for several vehicles and leading to the garage. The remainder of the front garden is laid to lawn with attractive flower borders. The rear garden is mainly laid to lawn and features a paved patio area, ideal for outdoor seating and entertaining. The garden is enclosed by mature trees, shrubs, and well-stocked flower borders, and also benefits from a greenhouse and access to the garage.

SERVICES

Mobile coverage is good outdoor, variable in-home with EE and Three and good outdoor with O2 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 Stags office on High Street, turn left onto South Street and continue to the mini roundabout. Take the second exit and follow the road to the end. Turn right onto Barn Meads Road and continue for approximately 0.2 miles. Then turn left onto John Grinter Way. Follow the road, turning left to remain on John Grinter Way, then right to stay on John Grinter Way. Finally, turn right onto Lyddon Close, where the destination will be on your left-hand side.



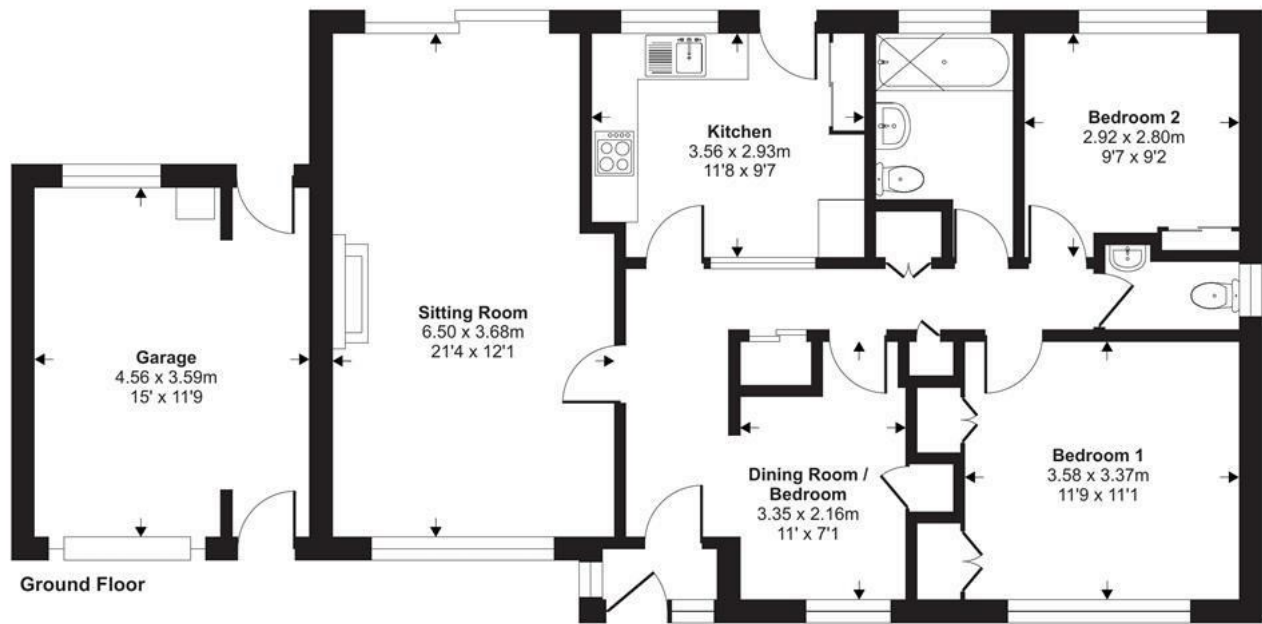


Approximate Area = 910 sq ft / 84.5 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1086 sq ft / 100.8 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). © nctecom 2026. Produced for Stags. REF: 1482796

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D		64	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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