NORMANDY ROW

gth

WELLINGTON









41 Normandy Row, Lillebonne Way
Wellington, Somerset, TA21 8FD

Taunton Town 6.3 miles; M6 Junction 25, 1.6 miles; Wellington 1.1 miles

3 | 4 | 3 | 135 Sqm

Beautifully presented and well laid out detached family home, set in a popular development just off the centre of Wellington.

Freehold Guide Price £425,000

DESCRIPTION

Normandy Row is a cream rendered two storey property under a slate tile roof with decorative window arches. We offer for sale this large four bedroom detached modern family home situated in the heart of this new estate on the edge of Wellington town. The property is beautifully presented, and has been thoughtfully upgraded and is well laid out for family living. The entrance hall gives access to all rooms, including a downstairs WC good size study, light and airy lounge with patio doors opening directly onto the rear garden. The open plan kitchen dining room is a great dual aspect room fitted with modern matching wall and based units and offers integral appliances. This room gives access to a utility room with an external door to the driveway. To the first floor are four double bedrooms the principal bedroom boasts an ensuite shower room the remainder of the rooms are also served by good sized family bathroom. The property is warmed by gas central heating and has double glazing viewing highly recommended.

OUTSIDE

The property is approached over a tarmacadum driveway leading to the garage, side door and the open plan front garden which is encased with box hedging and pathway to the front door along with

a small lawned area.

The rear garden is accessed by the dining room and living room offering a large patio area the length of the property, which is ideal for alfresco entertaining along with a large lawn area extending to behind the garage. The rear garden is fully enclosed and is an ideal space for somebody to landscape to their particular tastes and requirements.

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property.

Council Tax: *Somerset Council—Band E.*

Maintenance/Service Charges: *The property is subject to a management fee of £120.00 (payable annually) to cover maintenance of grounds on the estate.*

SITUATION

Normandy Row, is situated close to the centre of Wellington provides a good level of facilities including primary and secondary schooling, a variety of retail stores and day to day banking. The M5 is available at junction 26 giving access to the wider motorway network beyond. The county town of Taunton is approximately 7 miles to the north east where a wider variety of commercial, financial and recreation facilities can be found. The Blackdown Hills designated as An Area of Outstanding Natural Beauty are visible from the property and are within a couple of miles where a host of country pursuits and lovely walks may be enjoyed.

DIRECTIONS

What3words:///avoiding.subplot.treaty

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 1000 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).















VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

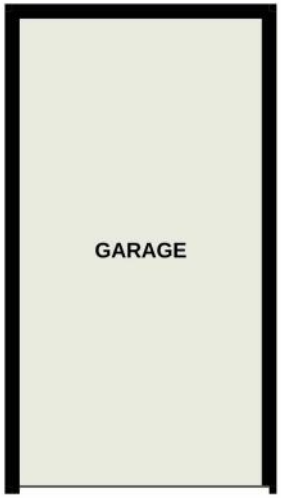
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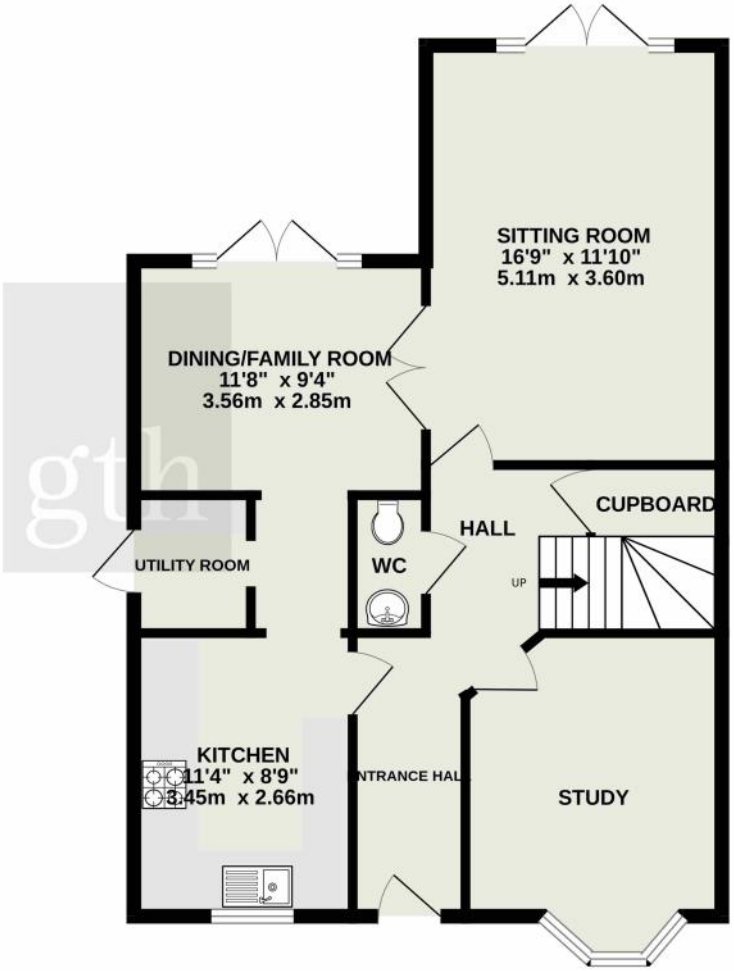
Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TIV260172

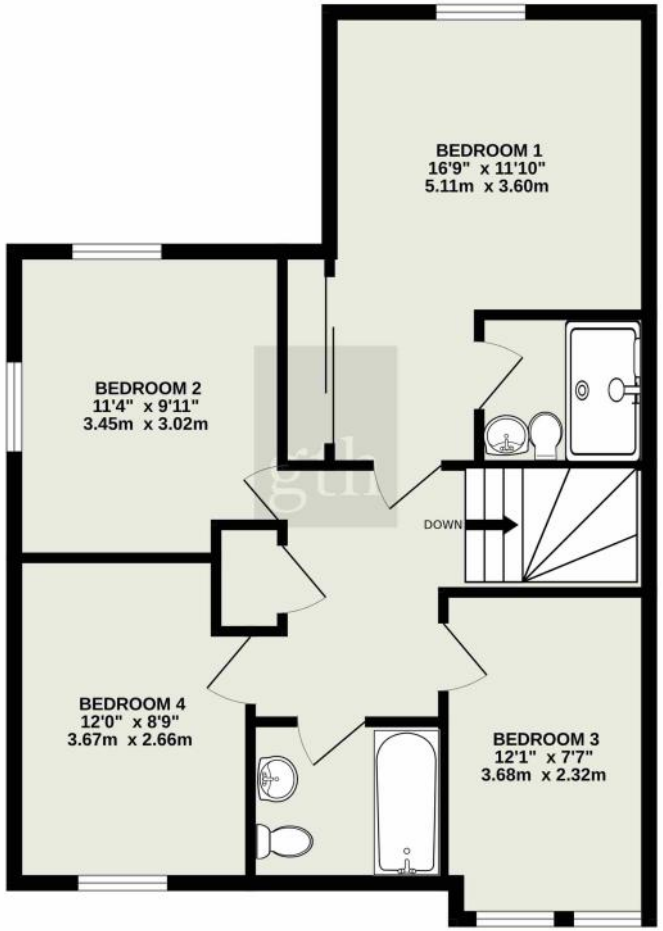
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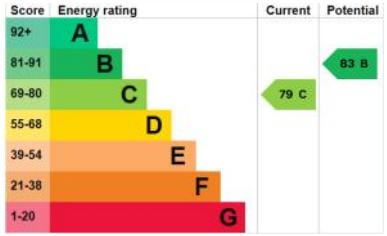
GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.





1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.





IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.









