



19 BLACKDOWN MEADOWS, WELLINGTON, SOMERSET, TA21 9GP

Winkworth



This stunning modern detached house is not one to miss, located in the sought-after development on the outskirts of Wellington. Features include but are not limited too three bedrooms, two reception rooms, two bathrooms, private rear garden, off-road parking and garage.

Blackdown Meadows is situated on the outskirts of the popular town of Wellington. The small town has a bustling high street with a generous selection of local shops. There are plenty of amenities including supermarkets, private and public schools, restaurants and pubs all set in the beautiful Blackdown hills.

Blackdown Meadow is a beautifully appointed 3 bedroom detached family home, situated on a select development on the Eastern fringes of Wellington. Constructed by Summerfield in 2021 the property has been thoughtfully enhanced in your time as owners, most notably the transformation of the garden into a welcoming entertaining space. The property provides any incoming purchaser with a 'ready to move into' home.

Ground floor:

Upon entering the property you are welcomed into a spacious, bright hallway with access to the downstairs cloakroom. The sitting room benefits from dual aspect windows and double French doors leading to the private rear garden. There is plenty of space for all required furniture.

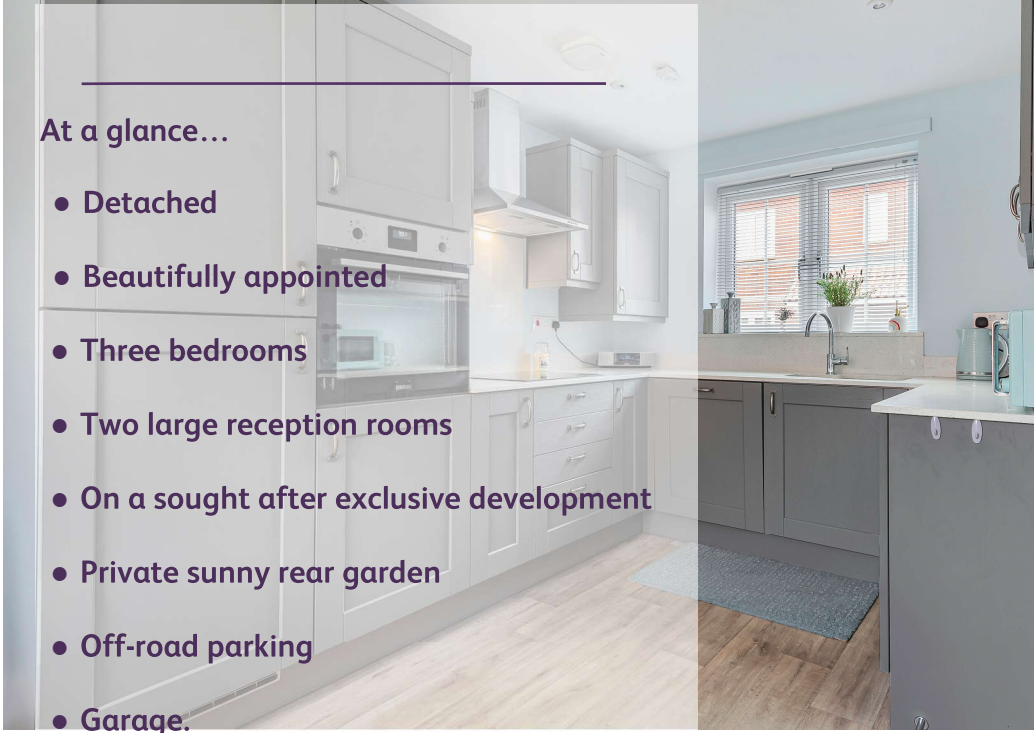
The beautifully appointed kitchen/dining is located to the right of the hallway. The kitchen comprises of grey floor and wall storage units with quartz worksurfaces. There is an integral fridge/freezer, dishwasher, washing machine, sink, induction hob and eye level oven. The dining room has plenty of space for a large dining table and double French doors leading to the private rear garden.

First floor:

The three bedrooms and two bathrooms are situated off the bright and airy landing on the first floor. Bedroom one is a large double bedroom with carpet flooring and a window overlooking the front aspect there is also built-in wardrobes. There is a modern ensuite with a sink basin, W/C and walk in shower. Bedroom two is also a good size double with a window facing the front aspect. Bedroom three provides the perfect space for a study or a childs bedroom. The family bathroom is very modern and features a sink basin, W/C and bath with stand over shower.

At a glance...

- Detached
- Beautifully appointed
- Three bedrooms
- Two large reception rooms
- On a sought after exclusive development
- Private sunny rear garden
- Off-road parking
- Garage.



Outside:

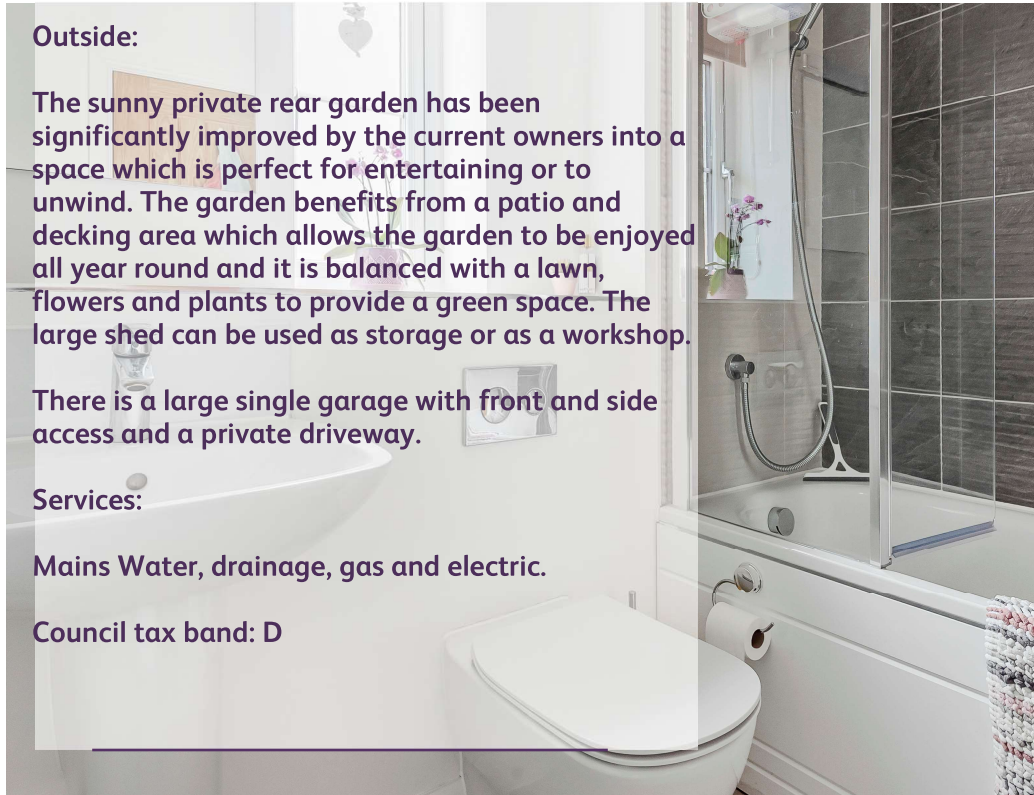
The sunny private rear garden has been significantly improved by the current owners into a space which is perfect for entertaining or to unwind. The garden benefits from a patio and decking area which allows the garden to be enjoyed all year round and it is balanced with a lawn, flowers and plants to provide a green space. The large shed can be used as storage or as a workshop.

There is a large single garage with front and side access and a private driveway.

Services:

Mains Water, drainage, gas and electric.

Council tax band: D



Blackdown Meadow, Wellington, TA21

Approximate Area = 1080 sq ft / 100 sq m (includes garage)

For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



See things differently.