



GIBBINS RICHARDS 

35 Bovet Street, Wellington TA21 8JJ

£275,000

GIBBINS RICHARDS 
Making home moves happen

Who doesn't love a Victorian Terrace! Many alterations have been made by the current owner since occupation in 2017. Cosmetically the property reflects the owner's character and boasts colour and vibrancy. The long rear garden has been landscaped and is sectioned into various seating areas. The accommodation is arranged over three floors and the ground floor is open plan making this a functional and spacious living space.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

Bovet Street is on a popular road on the north side of Wellington, ideally situated within a short stroll of Wellington Sport Centre, park and schools. The town centre is within easy walking distance and has a range of both independently run shops and larger national stores such as the well-renowned Waitrose.

VICTORIAN HOUSE ARRANGED OVER THREE FLOORS

THREE BEDROOMS

POPULAR RESIDENTIAL ROAD, CLOSE TO SCHOOLS, PARKS, LEISURE FACILITIES AND THE TOWN CENTRE

A BEAUTIFUL GOOD SIZED GARDEN, SECTIONED INTO DIFFERENT AREAS OF INTEREST

OPEN PLAN LIVING ACCOMMODATION OF KITCHEN/DINER, SITTING ROOM AND FAMILY ROOM

UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen



GIBBINS RICHARDS
Making home moves happen

Entrance Hall

Sitting Room 11' 3" x 10' 11" (3.43m x 3.32m)

Dining Room 15' 0" x 12' 9" (4.57m x 3.88m)

Kitchen/Diner 15' 0" x 10' 7" (4.57m x 3.22m)

First Floor Landing

Bedroom One 14' 8" x 10' 11" (4.47m x 3.32m)
Fitted wardrobes.

Bedroom Two 9' 4" x 8' 4" (2.84m x 2.54m)

Shower Room

Bedroom Three /
Attic Room 15' 4" x 11' 1" (4.67m x 3.38m) Fitted
wardrobes.

Outside A fabulous long rear garden with
patio, various seating areas and
summer house and newly fenced to
both sides.



GIBBINS RICHARDS

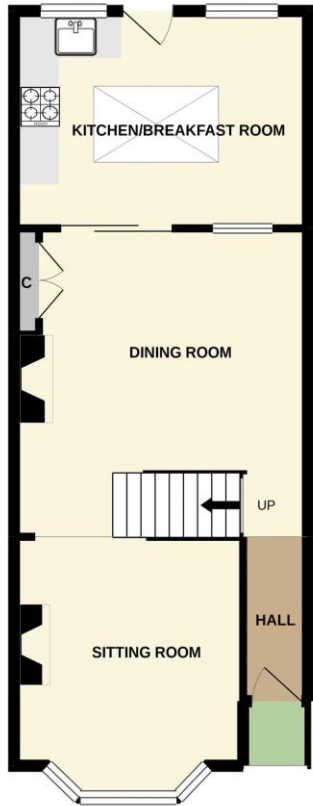


GIBBINS RICHARDS

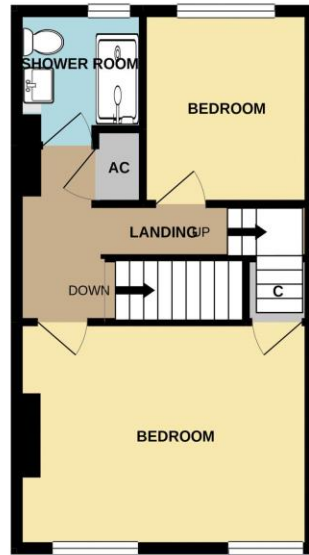


GIBBINS RICHARDS

GROUND FLOOR
519 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk