



GIBBINS RICHARDS

34A Churchfields, Wellington TA21 8SE

£239,950

GIBBINS RICHARDS 
Making home moves happen

A two bedroom semi detached house situated in a convenient location close to the town. Benefiting from gas central heating, double glazing, good size rear garden and parking

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

Churchfields has to be one of the most convenient locations in Wellington. A short walk to the town centre enables excellent access to Waitrose, Asda and to the High Street. The nearby church, footpaths and filling station also make the location of this house perfect!

TWO BEDROOM SEMI DETACHED HOUSE
SPACIOUS ACCOMMODATION
WALKING DISTANCE OF THE TOWN CENTRE
SITTING ROOM
KITCHEN / BREAKFAST ROOM
UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
DRIVEWAY PARKING TO THE FRONT
GARAGE OWNED BY THE COUNCIL (NOT INCLUDED AS PART OF THE PURCHASE)





GIBBINS RICHARDS

ACCOMMODATION

Entrance Hallway	Stairs to the first floor. Storage cupboard.
Sitting Room	16' 3" x 11' 4" (4.95m x 3.45m)
Kitchen/ Breakfast Room	17' 7" x 6' 8" (5.36m x 2.03m)
First Floor Landing	Access to loft space. Airing cupboard.
Bathroom	5' 9" x 5' 0" (1.75m x 1.52m)
Separate WC	2' 9" x 6' 3" (0.84m x 1.90m)
Bedroom One	14' 3" x 10' 8" (4.34m x 3.25m) Storage cupboard.
Bedroom Two	12' 8" x 9' 5" (3.86m x 2.87m)

OUTSIDE

To the front of the property is driveway parking and side access to the rear garden. The rear garden is enclosed and laid to patio and lawn. The current owner rents a garage from the council which is for 60pcm.



GIBBINS RICHARDS

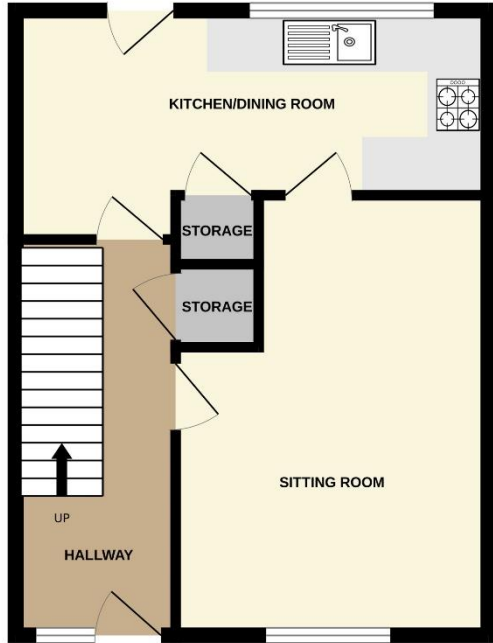


GIBBINS RICHARDS

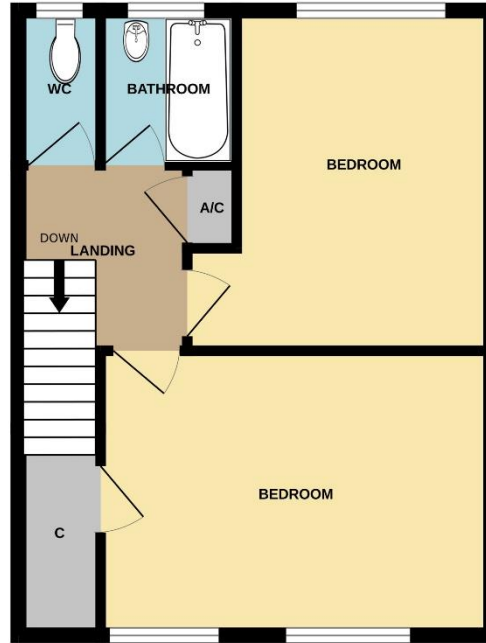


GIBBINS RICHARDS

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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 ©2023



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 £20 + VAT (£24) 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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk