



GIBBINS RICHARDS 

2 Sylvan Road, Wellington, TA21 8EG
Offers in the Region Of £339,950

GIBBINS RICHARDS 
Making home moves happen

This detached house is situated on a generous plot and offers scope for extension and improvement. The accommodation offers sitting room/ dining room, kitchen, cloakroom and a second reception room / forth bedroom on the ground floor and three bedrooms, bathroom and a addition WC on the first floor. Double garage and driveway parking.

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

This property is located in this sought after residential road on the South side of the town, the property would be well suited to a family looking for flexible accommodation and a space to grow. Wellington is a small market town near the Devon/Somerset border which runs between the Blackdown Hills and the Brendon Hills with the County town of Taunton to the north. The town boasts an abundance of boutiques and independent stores as well as larger national stores such as Waitrose. There are plenty of options for eating out, or watching the world go by . The town also offers an assortment of both educational and leisure facilities such as a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to Taunton which is approximately 7 miles distant and the M5 can be accessed just outside the town at Junction 26.

DETACHED HOUSE OCCUPYING A GENEROUS PLOT
EXTENDED GROUND FLOOR ACCOMMODATION
SCOPE FOR FURTHER DEVELOPMENT AND IMPROVEMENT
OFFERED WITH NO ONWARD CHAIN
GAS CENTRAL HEATING AND DOUBLE GLAZING
DOUBLE GARAGE AND DRIVEWAY PARKING
POPULAR LOCATION, CONVENIENT TO THE TOWN TRANSPORT LINKS AND LOCAL AMENITIES





ACCOMMODATION

Entrance Hallway	Stairs to first floor. Under stairs cupboard.
Sitting Room / Diner	26' 6" x 9' 2" (8.07m x 2.79m)
Kitchen	10' 4" x 8' 7" (3.15m x 2.61m) Useful store cupboard.
Cloakroom	6' 7" x 3' 10" (2.01m x 1.17m)
Inner Hallway	Access to garage.
Dining Room / Bedroom Four	12' 11" x 9' 9" (3.93m x 2.97m)
First Floor Landing	Airing cupboard and access to loft space.
Bedroom One	11' 8" x 10' 4" (3.55m x 3.15m) Fitted cupboards.
Bedroom Two	12' 11" x 9' 6" (3.93m x 2.89m) Fitted cupboard.
Bedroom Three	8' 4" x 7' 3" (2.54m x 2.21m)
Bathroom	6' 3" x 5' 6" (1.90m x 1.68m)
Separate WC	5' 1" x 2' 9" (1.55m x 0.84m)

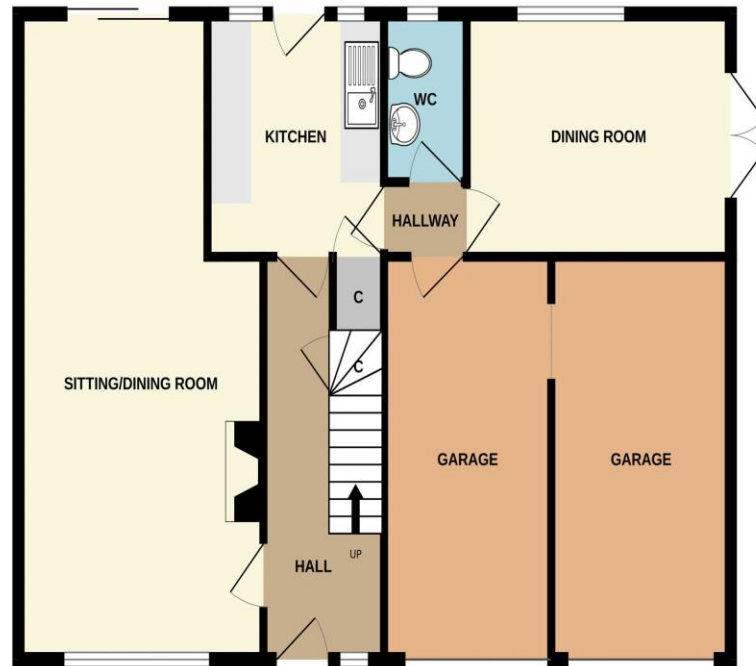
OUTSIDE

To the front of the property are lawn and gravel areas, a path leading to the front door and driveway to the front of the garage. To the side of the property is a generous area laid to lawn and which also provides access leading around to the well maintained and mature rear garden which is fully enclosed again of a generous size,

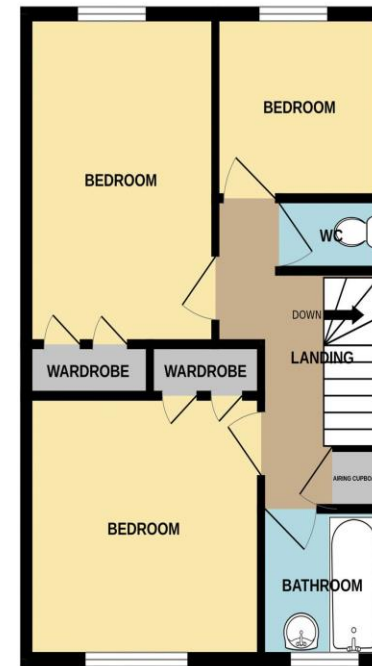
DOUBLE GARAGE - Divided into two areas with access between. Power and light and electric roller doors. 15' 10" x 7' 3" (4.82m x 2.21m) & 15' 10" x 8' 6" (4.82m x 2.59m)



GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1319 sq.ft. (122.5 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.
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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.



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