



78 Sylvan Road, Wellington TA21 8EH
Offers in the Region Of £315,000

GIBBINS RICHARDS 
Making home moves happen

A recently completed renovation project with front extension cleverly creating a spacious, four bedroom family home. Finished to a high standard, with new electrics, plumbing, heating, windows, oak engineered flooring, modern kitchen and bathrooms. Viewing recommended to appreciate size and quality.

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

As well as creating space much thought has gone into storage solutions for family living. To the rear is an enclosed rear garden which is mainly paved and the garage has been converted into a fully insulated room with electric and hard wired internet and currently used as a gaming room. This could easily be reverted back to a garage should anyone wish to. The front of the property overlooks green space and extra parking is available in nearly layby for local residents. Sylvan Road is just a short walk from the town and its amenities which include a range of independent retailers as well as national stores such as Waitrose and Asda There are plenty of options for eating out, or watching the world go by. An assortment of both educational and leisure facilities and even a 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.

EXTENDED AND RECENTLY RENOVATED THROUGHOUT
CLOAKROOM / UTILITY AREA
SPACIOUS ENTRANCE HALLWAY WITH PLENTY OF STORAGE
OPEN PLAN AND SOCIABLE LIVING SPACE
HOWDENS KITCHEN WITH PLENTY OF BASE AND WALL UNITS & BREAKFAST BAR
FOUR BEDROOMS
FAMILY BATHROOM
REAR GARDEN CREATED FOR EASY MAINTENANCE
GARAGE - CURRENTLY USED AS A MAN CAVE! - FULLY INSULATED, ELECTRIC AND INTERNET

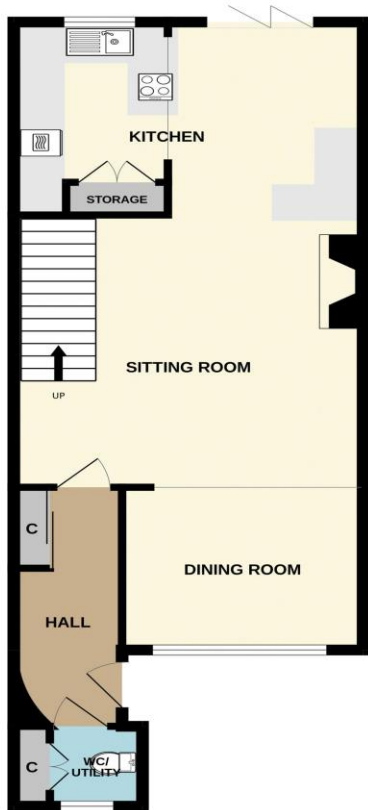




Entrance Hallway	With storage cupboards
Cloakroom / Utility	6' 1" x 4' 6" (1.85m x 1.37m)
OPEN PLAN LIVING AREA	
Dining area	10' 8" x 9' 5" (3.25m x 2.87m)
Sitting Room	15' 10" x 14' 11" (4.82m x 4.54m)
Kitchen/Breakfast Room	13' 11" x 10' 3" (4.24m x 3.12m)
First Floor Landing	Airing Cupboard. Access to loft space. Storage cupboard
Bedroom One	12' 6" x 8' 11" (3.81m x 2.72m) Fitted wardrobes
Bedroom Two	9' 2" x 9' 1" (2.79m x 2.77m)
Bedroom Three	11' 11" x 6' 5" (3.63m x 1.95m)
Bedroom Four	9' 1" x 7' 10" (2.77m x 2.39m)
Family Bathroom	6' 4" x 5' 1" (1.93m x 1.55m)
Rear Garden	Fully enclosed and mainly paved creating a great outside entertaining space.
GARAGE	12' 3" x 6' 10" (3.73m x 2.08m) Currently used as a gaming room, with electric, fully insulated and with internet



GROUND FLOOR
998 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



GARAGE/PLAY ROOM
108 sq.ft. (10.0 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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.
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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.



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