



GIBBINS RICHARDS 

26 Lillebonne Close, Wellington, TA21 9EX

£215,000

GIBBINS RICHARDS 
Making home moves happen

A well proportioned three bedroom terrace house with enclosed rear garden, driveway parking and garage. situated conveniently to the town centre and its amenities.

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

Located on a development to the east of the town centre, offering good access to nearby schools and facilities. It is a cul de sac road so does benefit from being one of the addresses on the development with less road noise and passing traffic. The M5 motorway is within 1.5 miles and the County Town of Taunton 7 miles where an even greater selection of facilities can be found together with a main line rail link.

THREE BEDROOM TERRACE HOUSE

WELL PRESENTED AND MAINTAINED

CONVENIENT TO THE TOWN AND ITS AMENITIES

DRIVEWAY PARKING AND GARAGE

LOW MAINTENANCE ENCLOSED REAR GARDEN

ELECTRIC HEATING AND SOLAR PANNELLS

UPVC DOUBLE GLAZING





ACCOMMODATION

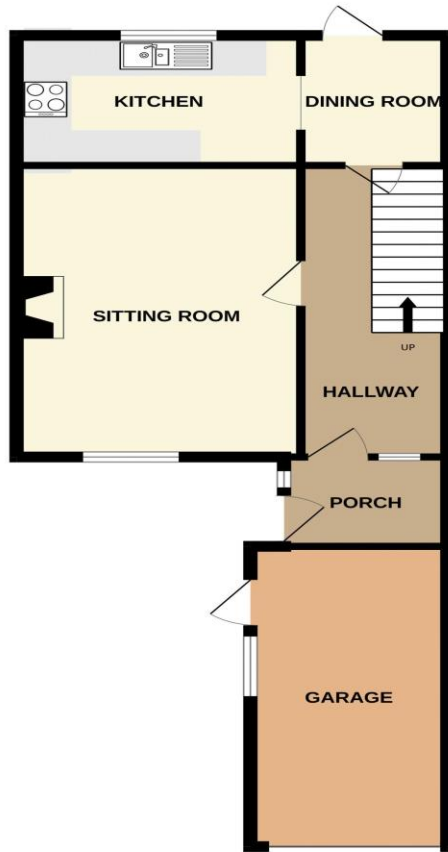
Entrance Porch	4' 1" x 7' 5" (1.24m x 2.26m)
Entrance Hall	Stairs leading to the first floor
Sitting Room	16' 2" x 11' 8" (4.92m x 3.55m)
Kitchen	11' 7" x 7' 2" (3.53m x 2.18m)
Dining area	7' 2" x 5' 11" (2.18m x 1.80m)
First Floor Landing	Access to loft space
Bedroom One	12' 11" x 9' 9" (3.93m x 2.97m)
Bedroom Two	10' 5" x 8' 6" (3.17m x 2.59m)
Bedroom Three	9' 1" x 7' 6" (2.77m x 2.28m)
Shower Room	5' 7" x 5' 0" (1.70m x 1.52m)
Separate WC	5' 2" x 2' 9" (1.57m x 0.84m)
Garage	16' 6" x 8' 2" (5.03m x 2.49m)

OUTSIDE

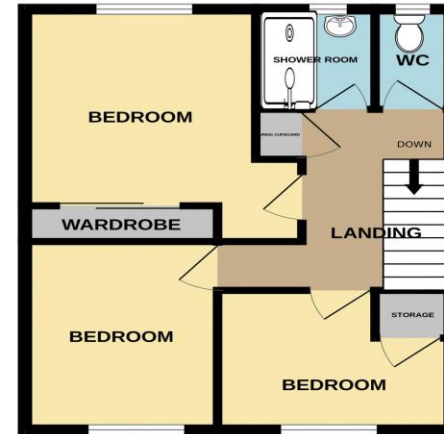
To the front of the property is a driveway proving parking and access to the garage. The rear garden is fully enclosed and laid mainly to patio.



GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 980 sq.ft. (91.1 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 6/2023

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 £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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