



17 Elms Road, Wellington, TA21 8EE  
Offers in the Region Of £325,000

GIBBINS RICHARDS   
Making home moves happen

A detached three bedroomed house on an elevated position corner plot. The house could do with some upgrading throughout and is deemed an ideal project for a growing family, or those seeking to put their own mark on their next home.

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

The property occupies an elevated corner plot. The main entrance hall is a good size and offers an open-tread turning staircase to the first floor, and full-length windows letting in a good deal of natural light. There is an L shaped sitting room with dining area, a good sized kitchen / breakfast room with traditional walk-in pantry and a downstairs cloakroom. On the first floor there are three bedrooms, two with built-in wardrobes, and a shower room. The house sits on an elevated position with good sized rear gardens. There is also a workshop, single garage and summerhouse. The property comes with off street parking for 2-3 cars. There is also double glazing and gas fired central heating.

DETACHED HOME IN NEED OF SOME UPGRADING  
IDEAL TO EXTEND AND IMPROVE  
ELEVATED CORNER PLOT POSITION  
SITTING / DINING ROOM, KITCHEN / BREAKFAST ROOM, PANTRY  
THREE DOUBLE BEDROOMS  
CLOAKROOM AND SHOWER ROOM  
GARAGE, WORKSHOP, SUMMERHOUSE  
NO ONWARD CHAIN  
POPULAR SOUTH SIDE RESIDENTIAL ROAD





Entrance Hall	10' 0" x 8' 9" (3.05m x 2.66m)
Cloakroom	
Kitchen / Breakfast Room	12' 10" x 8' 10" (3.91m x 2.69m)
Pantry cupboard	
Dining Area	10' 0" x 9' 3" (3.05m x 2.82m)
Sitting Room	17' 11" x 10' 0" (5.46m x 3.05m)
First Floor Landing	
Shower Room	
Bedroom Three	10' 6" x 8' 11" (3.20m x 2.72m)
Bedroom Two	10' 8" x 9' 10" (3.25m x 2.99m) with fitted wardrobes
Bedroom One	15' 2" x 10' 5" (4.62m x 3.17m) with built-in wardrobes
Workshop	16' 2" x 6' 0" (4.92m x 1.83m)
Single Garage	16' 8" x 8' 3" (5.08m x 2.51m)

#### Outside

The rear garden is well enclosed and is mainly laid to lawn with a large patio area to the rear of the kitchen. There is a covered area beside the single garage, giving gate access to the driveway parking, and also a useful workshop / store shed to the side of the garage. The driveway provides off street parking for 2-3 cars.



GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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.

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