



GIBBINS RICHARDS 

10 Gay Street, Wellington TA21 9EY

£210,000

GIBBINS RICHARDS 
Making home moves happen

A well presented three bedroom property situated in a cul de sac position within walking distance of the town centre. The property has been a great rental investment for our seller, now looking to sell on.

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

Gay Street is 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 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 TROUGHOUT
MODERN KITCHEN / DINER
SPACIOUS SITTING ROOM
OFF ROAD PARKING
ELECTRIC HEATING AND UPVC DOUBLE GLAZING
ENCLOSED REAR GARDEN
OFFERED WITH NO ONWARD CHAIN



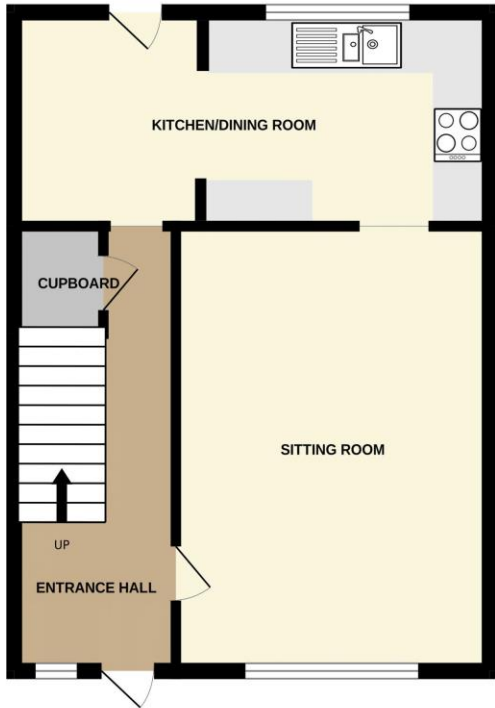


ACCOMMODATION

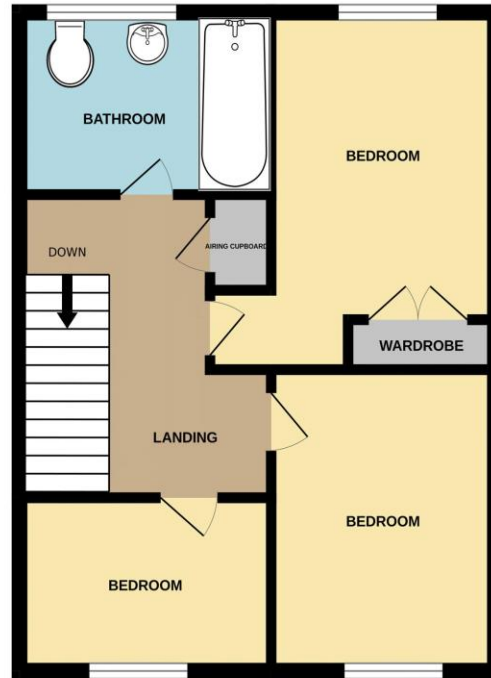
Sitting Room	16' 1" x 11' 8" (4.90m x 3.55m)
Entrance Hallway	Stairs to fist floor
Kitchen/Dining Room	18' 0" x 7' 2" (5.48m x 2.18m)
First Floor Landing	Airing cupboard. Access to loft space.
Bedroom One	10' 8" x 9' 7" (3.25m x 2.92m)
Bedroom Two	10' 5" x 7' 10" (3.17m x 2.39m)
Bedroom Three	9' 8" x 7' 0" (2.94m x 2.13m)
Bathroom	
Outside	The front of the property has off street parking and an area of lawn. The rear has a pretty and enclosed garden with decked, lawn and patio areas. It is enclosed with a timber fence and has a timber shed.



GROUND FLOOR



1ST FLOOR



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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