



GIBBINS RICHARDS 

12 Foxdown Terrace, Wellington TA21 8BJ

£260,000

GIBBINS RICHARDS 
Making home moves happen

Situated in this ever popular location is an older style terrace with a super rear garden which backs onto open fields and a pleasant open outlook to the front overlooking the Wellington School playing fields.

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

Foxdown Terrace is in an excellent location on the south side of Wellington with easy access to the A38, M5 motorway at junction 26 and Wellington town centre with it's range of chain and independent shops, farmers markets, Waitrose and Asda supermarkets, cinema and leisure/sport facilities. There are plenty of country walks nearby so this property benefits from the best of all worlds.

VICTORIAN TERRACE HOUSE OVER THREE FLOORS
OPEN PLAN LIVING SPACE
TWO FIRST FLOOR BEDROOMS AND BATHROOM
USEABLE ATTIC SPACE / POTENTIAL THIRD BEDROOM
VIEWS TO THE FRONT OVERLOOKING WELLINGTON SCHOOL PLAYING FIELDS
CONVENIENT TO THE TOWN CENTRE, SCHOOLS AND LEISURE FACILITIES
POTENTIAL FOR IMPROVEMENT
UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
NEW BOILER
OFFERED WITH NO ONWARD CHAIN





ACCOMMODATION

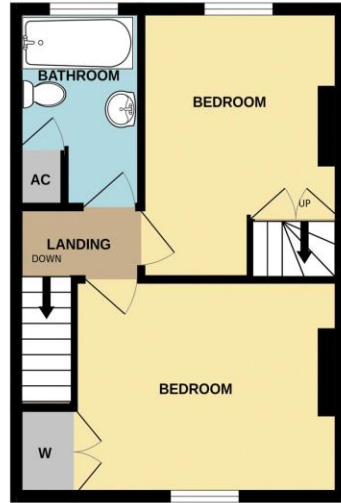
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|------------------------|---|
| Entrance Hall | Stairs to the first floor. Under stairs storage cupboard. |
| Dining area | 13' 1" x 10' 2" (3.98m x 3.10m) |
| Sitting Room | 16' 0" x 12' 4" (4.87m x 3.76m) |
| Kitchen/Breakfast Room | 11' 5" x 8' 2" (3.48m x 2.49m) |
| Utility room | 7' 8" x 4' 7" (2.34m x 1.40m) |
| First Floor Landing | |
| Bedroom One | 12' 9" x 10' 0" (3.88m x 3.05m) Storage cupboards. |
| Bedroom Two | 12' 5" x 9' 6" (3.78m x 2.89m) |
| Bathroom | 9' 2" x 6' 1" (2.79m x 1.85m) |
| Attic Space | 14' 4" x 11' 3" (4.37m x 3.43m) |
| Outside | The rear garden is of a good size with patio area and and sloping lawn, backing onto open fields. |



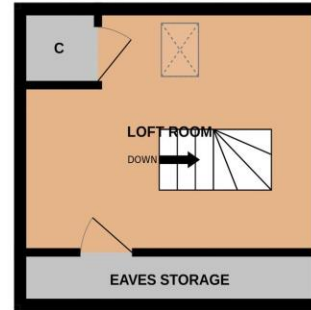
GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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.
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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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