



GIBBINS RICHARDS 

16 Lukes Close, Wellington TA21 8FF

£234,950

GIBBINS RICHARDS 
Making home moves happen

A two bedroom modern terrace situated in this popular development in a quiet no through road. Well presented throughout and with the benefit of two parking spaces to the front and an enclosed rear garden.

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

Wellington has a good range of both locally run shops and larger national stores to include the well renowned Waitrose. There is also a good assortment of educational, leisure and recreational facilities to include a sport centre with its own swimming pool and a local cinema. The property has ease of access to the Wellington bypass in turn leading to the M5 motorway at Junction 26. The county town of Taunton is approximately 8 miles distant with its mainline intercity railway station.

MODERN TERRACE HOUSE IN GOOD ORDER THROUGHOUT
POPULAR DEVELOPMENT BUILT BY BLOOR HOMES IN 2019
REMAINDER OF NHBC
TWO DOUBLE BEDROOMS
MASTER BEDROOM WITH EN SUITE SHOWER ROOM
GAS CENTRAL HEATING AND DOUBLE GLAZING
TWO PARKING SPACES
MANAGEMENT COMPANY FIRST PORT - ANNUAL SERVICE CHARGE £215

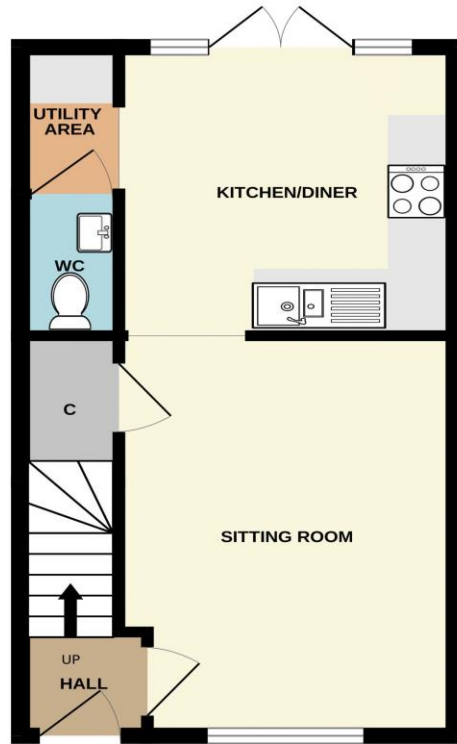




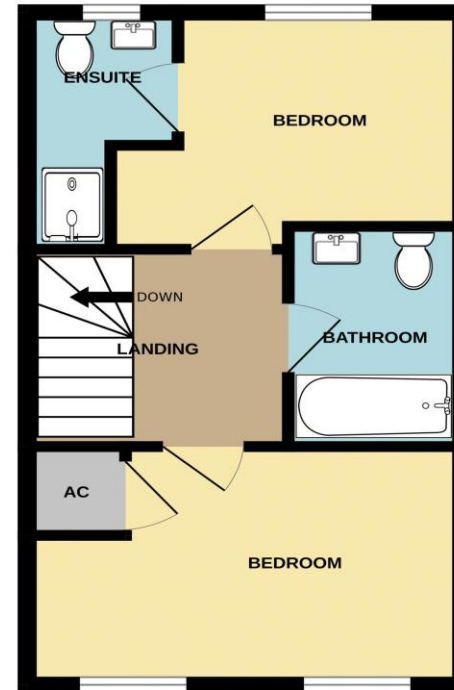
Entrance Hall	Stairs to the first floor.
Sitting Room	14' 5" x 10' 6" (4.39m x 3.20m)
Kitchen/ Breakfast Room	10' 4" x 9' 9" (3.15m x 2.97m)
Utility Area	
Cloakroom	5' 0" x 3' 2" (1.52m x 0.96m)
First Floor Landing	Access to loft space.
Bedroom 1	8' 11" x 8' 2" (2.72m x 2.49m)
En-suite	9' 8" x 4' 9" (2.94m x 1.45m)
Bedroom 2	13' 11" x 8' 1" (4.24m x 2.46m)
Outside	To the front of the property is driveway parking for two vehicles. The rear garden is fully enclosed and laid to patio, lawn and decking. A pedestrian pathway provides access to the rear garden.



GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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