



GIBBINS RICHARDS 

17 Laburnum Road, Wellington TA21 8EL  
Offers in the Region Of £269,950

GIBBINS RICHARDS   
Making home moves happen

A three bedroom semi detached house situated within this popular residential road with the benefit of driveway parking, garage and a good size garden.

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

Laburnum Road is situated on the sought after south side of Wellington. It is just a pleasant stroll into Wellington town centre with a convenience store close by. Wellington town itself has a good range of local independent shops and national stores. There is also an assortment of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to the County Town of Taunton and a Falcon bus to Plymouth - Bristol.

THREE BEDROOM SEMI DETACHED HOUSE  
DRIVEWAY PARKING AND GARAGE  
LARGER THAN AVERAGE GARDEN  
WELL PRESENTED AND IN GOOD CONDITION THROUGHOUT  
OPEN PLAN SITTING ROOM / DINING ROOM  
GAS CENTRAL HEATING AND DOUBLE GLAZING  
POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)  
POPULAR RESIDENTIAL AREA CONVENIENT TO THE TOWN AND TO  
TRANSPORT LINKS





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## ACCOMMODATION

Entrance Porch	6' 2" x 4' 11" (1.88m x 1.50m)
Sitting Room	15' 11" x 15' 0" (4.85m x 4.57m) Stairs to the first floor.
Dining Area	12' 11" x 8' 0" (3.93m x 2.44m)
Kitchen	9' 11" x 7' 7" (3.02m x 2.31m)
Rear Porch	
First Floor Landing	Access to loft space (part boarded & with loft ladder).
Bedroom One	12' 4" x 9' 1" (3.76m x 2.77m) Fitted storage cupboard.
Bedroom Two	10' 9" x 9' 1" (3.27m x 2.77m) Fitted cupboard (housing the boiler).
Bedroom Three	6' 6" x 6' 4" (1.98m x 1.93m) Storage cupboard.
Bathroom	6' 5" x 5' 4" (1.95m x 1.62m)
Outside	To the front is a small lawn area, pathway leading to front door and driving parking. There is pedestrian access to the rear garden which is fully enclosed and laid to patio and lawn. The garden is a larger than average for a property of this type.



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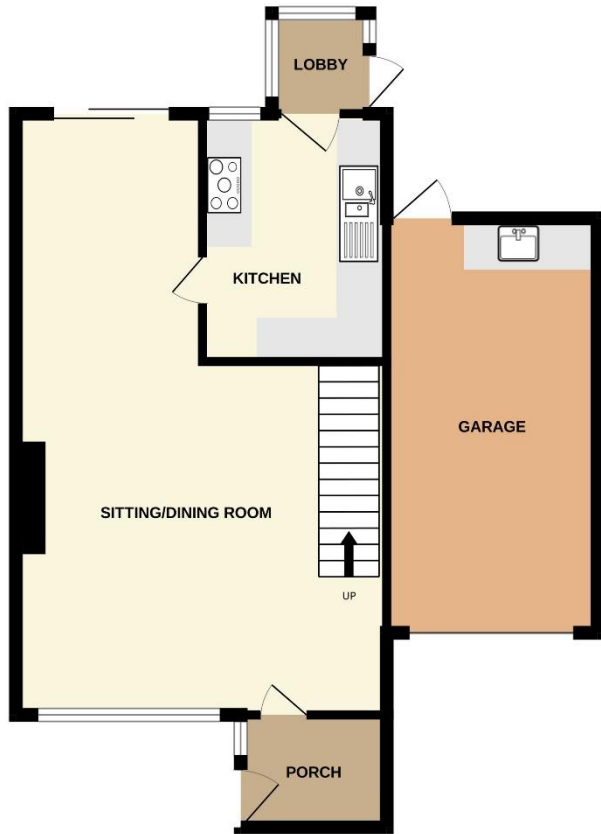
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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 844sq.ft. (78.4 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 Metroplan ©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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