



GIBBINS RICHARDS

37 Springfield Road, Wellington TA21 8LQ  
Offers in the Region Of £269,950

GIBBINS RICHARDS   
Making home moves happen



A three bedroom Victorian terrace house in one of the town's most favoured roads. Two reception rooms, extended kitchen, utility and wc. First floor modern bathroom and three bedrooms. Enclosed garden and off street parking for 2-3 vehicles. A great family house.

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

Springfield Road is deemed by many as one of the town's most popular roads, with a great community spirit and it's own Facebook group. Well located to recreational grounds, Rugby Club, Schools and countryside walks. 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.

VICTORIAN TERRACE HOUSE  
TWO RECEPTION ROOMS  
MODERN KITCHEN, UTILITY AND DOWNSTAIRS WC  
THREE FIRST FLOOR BEDROOMS AND BATHROOM  
LANDSCAPED REAR GARDEN, PARKING FOR 2-3 CARS AND REAR ACCESS  
POPULAR RESIDENTIAL ROAD OF VICTORIAN TERRACES  
WITHIN WALKING DISTANCE OF THE TOWN CENTRE  
LEISURE FACILITIES ON THE DOOR STEP  
UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



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## ACCOMMODATION

Entrance Porch	Under stairs cupboard.
Sitting Room	11' 9" x 10' 9" (3.58m x 3.27m)
Dining Room	13' 10" x 11' 9" (4.21m x 3.58m)
Kitchen	9' 7" x 9' 3" (2.92m x 2.82m)
Utility room	6' 8" x 5' 1" (2.03m x 1.55m)
Cloakroom	
First Floor Landing	
Bedroom One	14' 5" x 8' 3" (4.39m x 2.51m)
Bedroom Two	10' 11" x 6' 5" (3.32m x 1.95m)
Bedroom Three	10' 1" x 8' 3" (3.07m x 2.51m)
Family Bathroom	

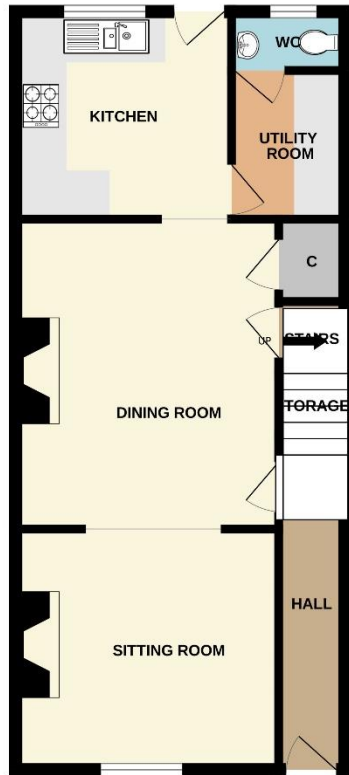
## OUTSIDE

The rear garden has been recently landscaped and is laid to patio, and lawn with well stocked flower and shrub borders. There is a large shed and off road parking to two - three vehicles.

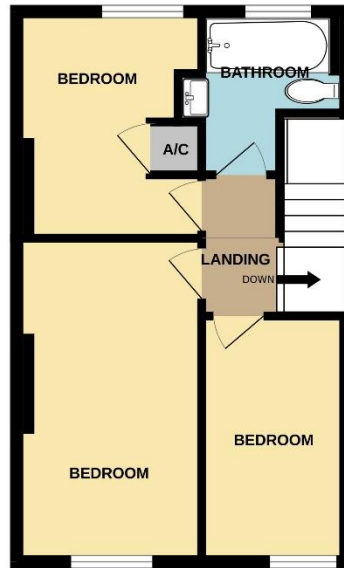




GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 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.  
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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