



24 The Gables, Waterloo Road, Wellington TA21 8JB

£290,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroom semi detached house offering convenience to the town, spacious rooms, outside space, parking for three cars and single garage.

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

Situated to the North of Wellington town centre, and within walking distance of a wide range of shops including small independent retailers alongside larger well known high street names. The award winning Wellington Park, Beech Grove Primary school, Courtfield secondary School and Sports Centre and also right on the doorstep. Convenient transport links via J26 of the M5 and the A38 to Taunton lie nearby, providing easy access by road to Bristol, Exeter and beyond and Taunton which is less than 8 miles distant.

OFFERED WITH NO ONWARD CHAIN
THREE BEDROOM SEMI DETACHED HOME
MODERN KITCHEN / BREAKFAST ROOM
SITTING ROOM & CONSERVATORY
BATHROOM FACILITIES ON BOTH FLOORS
ENCLOSED REAR GARDEN
SINGLE GARAGE AND PARKING
PARKS, SCHOOLS & LEISURE FACILITIES ON THE DOORSTEP



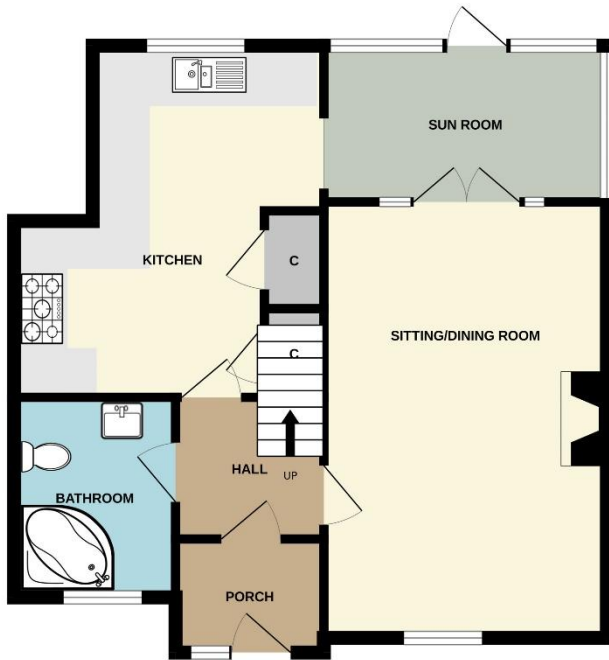


ACCOMMODATION

Entrance Hallway	Stairs to the first floor
Sitting Room	18' 6" x 11' 11" (5.63m x 3.63m)
Conservatory	11' 11" x 7' 4" (3.63m x 2.23m)
Kitchen/ Breakfast Room	10' 2" x 16' 0" (3.10m x 4.87m)
Bathroom	7' 3" x 6' 4" (2.21m x 1.93m)
First Floor Landing	Access to loft space
Bedroom One	11' 4" x 10' 8" (3.45m x 3.25m)
Bedroom Two	8' 8" x 8' 1" (2.64m x 2.46m)
Bedroom Three	11' 1" x 10' 0" (3.38m x 3.05m)
Shower Room	7' 3" x 6' 4" (2.21m x 1.93m)
OUTSIDE	To the rear of the property in an enclosed garden, driveway parking and single garage.



GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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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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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