



10 Castle Cottages, Ham, Wellington TA21 9HZ

£225,000

GIBBINS RICHARDS   
Making home moves happen



A three bed ex local authority home offered with no onward chain. Gas Central heating and double Glazing. Would benefit from updating cosmetically. Enclosed rear garden and driveway parking for two vehicles. Potential for improvement or extension.

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

Conveniently situated for access to Taunton and Wellington, the A38 and the M5 at junction 26. Wellington itself offers a good selection of independent retailers and larger High Street stores along with a good range of scholastic and leisure facilities. A more comprehensive range of amenities can be found in Taunton which lies approximately 5 miles distant.

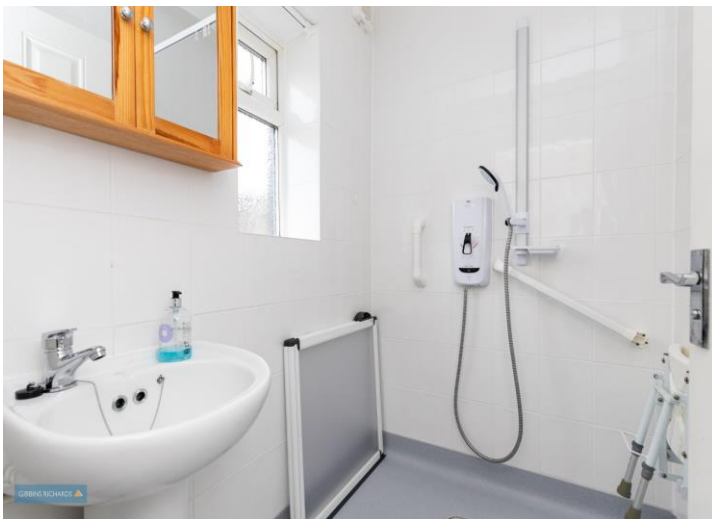
THREE BEDROOM SEMI DETACHED HOME OFFERING POTENTIAL FOR IMPROVEMENT / EXTENSION  
DRIVEWAY PARKING  
GENEROUS SIZED REAR GARDEN  
SITTING ROOM  
KITCHEN / BREAKFAST ROOM  
DOWNSTAIRS WET ROOM  
GAS CENTRAL HEATING & DOUBLE GLAZING  
TOWN OUTSKIRTS AND CONVENIENT TO THE THE A38 AND M5  
OFFERED WITH NO ONWARD CHAIN







Entrance Lobby	Stairs leading to the first floor.
Sitting Room	19' 9" x 16' 11" (6.02m x 5.15m)
Kitchen/ Breakfast Room	11' 3" x 6' 10" (3.43m x 2.08m)
Rear Lobby	Access to the rear garden.
Wet Room	5' 5" x 4' 4" (1.65m x 1.32m)
Cloakroom	4' 1" x 2' 8" (1.24m x 0.81m)
First Floor Landing	Access to loft space.
Bedroom One	14' 3" x 7' 5" (4.34m x 2.26m)
Bedroom Two	12' 8" x 8' 9" (3.86m x 2.66m)
Bedroom Three	8' 5" x 7' 7" (2.56m x 2.31m)
Cloakroom	3' 6" x 3' 0" (1.07m x 0.91m)
Outside	To the front of the property is a paved driveway providing off road parking. There is pedestrian access to the rear garden through the archway. The rear garden is of a generous size, level and mainly laid to lawn.





GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 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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