



GIBBINS RICHARDS 

91 Springfield Road, Wellington TA21 8LH

£300,000

GIBBINS RICHARDS 
Making home moves happen

A cleverly extended mid terrace home in one of Wellington's most popular roads, now offering flexible five bedroomed accommodation over three floors.

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

The property has been cleverly extended with additions to the rear and into the loft and offers five bedrooms, two reception rooms, kitchen and a ground floor shower room and first floor cloakroom. The property has good sized gardens to the back as well as a summerhouse / studio and a single garage. On entering the property there is a small entrance hall which leads to a sitting room and is then open to the dining area which then, in turn, leads to the kitchen. There is then a ground floor shower room with utility area. On the first floor are four bedrooms and a wc and then upstairs to a fifth loft bedroom. All the bedrooms are a good size and offer flexibility. To the rear is a 21' long garage and a 15' summerhouse. Springfield Road is undoubtedly one of the most popular roads in Wellington with good access to local amenities such as shops, bus stops, sports centre, dog walks and the attractive Basins, which is at the end of the road.

EXTENDED VICTORIAN HOME
FIVE BEDROOMS
TWO RECEPTION ROOMS
KITCHEN
REAR GARDENS
GARAGE AND SUMMER HOUSE
SOME COSMETIC UPGRADING POTENTIAL
EXCELLENT LOCATION
GOOD VALUE FOR MONEY
CLOSE TO TOWN CENTRE

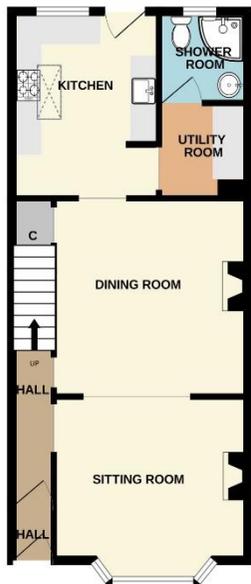




Entrance Hall	
Sitting Room	11' 2" x 9' 1" (3.40m x 2.77m)
Dining Room	12' 1" x 12' 0" (3.68m x 3.65m)
Kitchen	10' 8" x 8' 9" (3.25m x 2.66m)
Shower Room / Utility Area	11' 0" x 9' 0" (3.35m x 2.74m)
First Floor Landing	
Bedroom 2	10' 8" x 10' 4" (3.25m x 3.15m)
Bedroom 3	11' 6" x 8' 11" (3.50m x 2.72m) An internal room with a Velux window.
Bedroom 4	11' 4" x 8' 6" (3.45m x 2.59m)
Bedroom 5	8' 4" x 5' 10" (2.54m x 1.78m)
Cloakroom	
Stairs to; Loft Bedroom	13' 2" x 11' 10" (4.01m x 3.60m)
Outside	An enclosed rear garden gives access to a summerhouse 15' 0" x 7' 6" (4.57m x 2.28m) in two parts and a detached single garage which is 21' (6.40m) long.
Agents Note	Jan 2024 - The property still requires the official Building Regulations sign-off for the loft extension. The sellers are in the process of obtaining this.



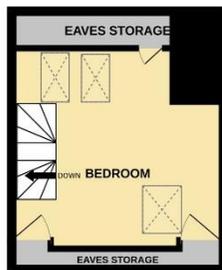
GROUND FLOOR
500 sq.ft. (46.3 sq.m.) approx.



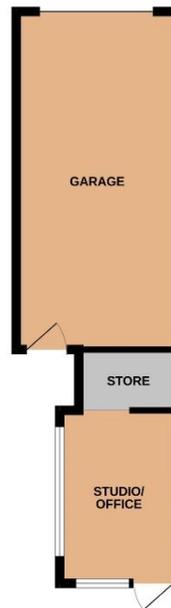
1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR
188 sq.ft. (17.3 sq.m.) approx.



GARAGE/STUDIO/OFFICE
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 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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