



GIBBINS RICHARDS 

11 Halfyard Court, Wellington TA21 9FR
Offers in the Region Of £249,950

GIBBINS RICHARDS 
Making home moves happen

A modern terrace comprising of two double bedrooms, open plan living space, rear garden and single garage. Built by C G Fry and located to the south of the town on the popular development of Jurston Fields.

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

As with most modern developments, there is an annual contribution charge for the development (to be confirmed). Wellington and its surrounding area offers a choice of Ofsted-rated 'Good' schools and an excellent private school. The high street itself boasts several independent shops, cafes and restaurants and the town has also recently become a 'Food Town' and hosts various events. The 'Wellesley', the town's unique 1930s cinema, offers entertainment in the evening. There is also a choice of supermarkets to include Waitrose, Asda & Lidl.

AN ATTRACTIVE MODERN MID TERRACE HOUSE
OPEN PLAN SPACIOUS LIVING SPACE
MODERN KITCHEN WITH INTEGRATED APPLIANCES
TWO DOUBLE BEDROOMS
CLOAKROOM, BATHROOM AND EN SUITE
ENCLOSED REAR GARDEN & SINGLE GARAGE
ALL MAINS SERVICES
REMAINDER OF NHBC WARRANTY
SOUTH OF THE TOWN CENTRE AND ON THE FOOT OF THE BLACKDOWN HILLS
CONVENIENT ACCESS TO THE A38 AND M5



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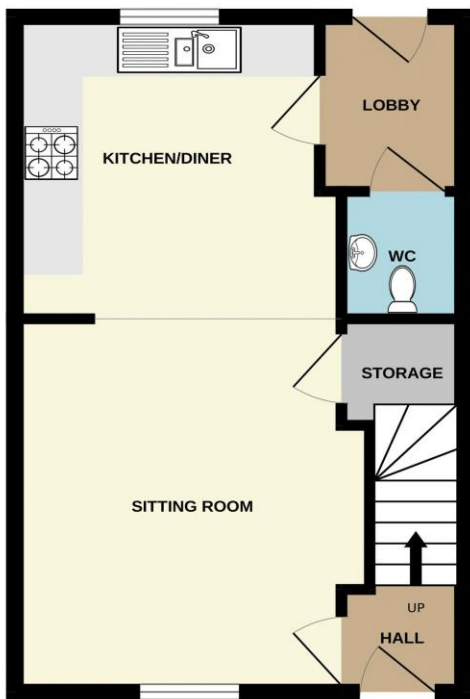
GIBBINS RICHARDS ▲



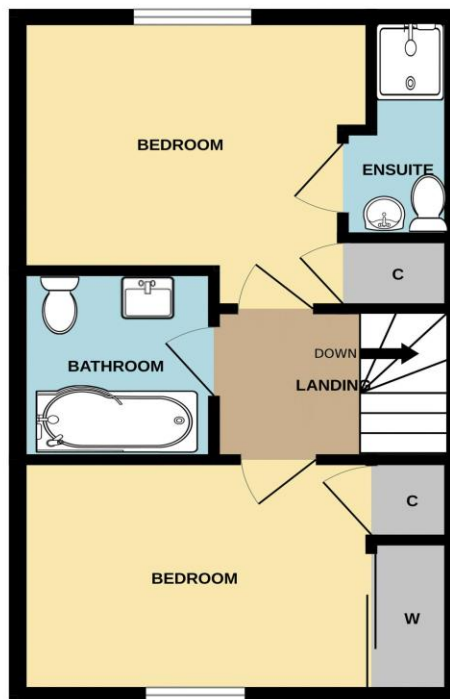
Entrance	Stairs leading to the first floor.
Open Plan Living Area	Sitting Room 13' 11" x 11' 4" (4.24m x 3.45m) Storage cupboard. Kitchen/Breakfast Room 11' 1" x 9' 6" (3.38m x 2.89m) Integrated appliances.
Rear Lobby	
Cloakroom	4' 11" x 4' 1" (1.50m x 1.24m)
First Floor Landing	Airing cupboard.
Bedroom One	10' 0" x 9' 6" (3.05m x 2.89m) Storage cupboard.
En-suite	6' 3" x 4' 3" (1.90m x 1.29m)
Bedroom Two	11' 4" x 8' 3" (3.45m x 2.51m) Fitted wardrobes.
Bathroom	8' 0" x 4' 3" (2.44m x 1.29m)
Outside	The rear garden is west facing, fully enclosed and is laid to patio and lawn. There is pedestrian rear access which leads from the garden to the garage. The garage has power and light with driveway parking in front.



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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