



GIBBINS RICHARDS 

10 Damson Row, Torres Vedras Drive, Wellington TA21 9BN

£299,950

GIBBINS RICHARDS 
Making home moves happen

An attractive property inside and out - In good condition with the added benefit of a newly fitted kitchen. Sitting room with bay window and a larger than average enclosed south west facing rear garden.

Tenure: Freehold / Energy Rating: C-79 / Council Tax Band: C

As is usual with these developments there is a maintenance charge for the green spaces. Charges are to be confirmed. Set back nicely from the road with its handsome bay window frontage, 10 Damson Row is central to the development yet has the feeling of space. Located on the popular Cades Farm development conveniently placed on the outskirts of Wellington, yet still within walking distance of the town centre. Wellington offers a wide range of independently run shops and larger national stores including the well renowned Waitrose. Taunton is approximately 7 miles distant with its mainline railway station and the M5 at Junction 26 is within a 5 minute drive.

AN ATTRACTIVE PERSIMMON BUILT SEMI DETACHED HOUSE WITH BAY WINDOWS TO THE FRONT
NEWLY FITTED KITCHEN / DINER
LARGER THAN AVERAGE ENCLOSED WEST FACING REAR GARDEN
THREE BEDROOMS
MASTER BEDROOM TO INCLUDE FITTED WARDROBES AND EN-SUITE SHOWER ROOM
ATTACHED GARAGE WITH POWER, SHELVING AND DOOR TO THE GARDEN
DRIVEWAY PARKING
CONVENIENT TO LOCAL AMENITIES AND TRANSPORT LINKS





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Entrance Hall	Stairs to the first floor
Cloakroom	
Sitting Room	16' 1" x 9' 7" (4.90m x 2.92m)
Kitchen/Diner	16' 1" x 11' 1" (4.90m x 3.38m) Under stairs cupboard with shelving. Upgraded tiling. Patio doors to the rear garden.
First Floor Landing	Airing cupboard. Access to loft space.
Bedroom One	11' 4" x 9' 8" (3.45m x 2.94m) Fitted wardrobes. Bay window
En-suite	5' 3" x 4' 11" (1.60m x 1.50m) Fully tiled. Towel rail and bathroom unit included.
Bedroom Two	10' 0" x 9' 1" (3.05m x 2.77m)
Bedroom Three	9' 4" x 6' 9" (2.84m x 2.06m)
Family Bathroom	6' 0" x 5' 5" (1.83m x 1.65m) Fully tiled. Bathroom unit included.
Outside	A larger than average enclosed level rear garden with patio and lawn area. Small garden frontage with pathway to the front door. Driveway parking to the front of the garage 20' 2" x 10' 0" (6.14m x 3.05m).



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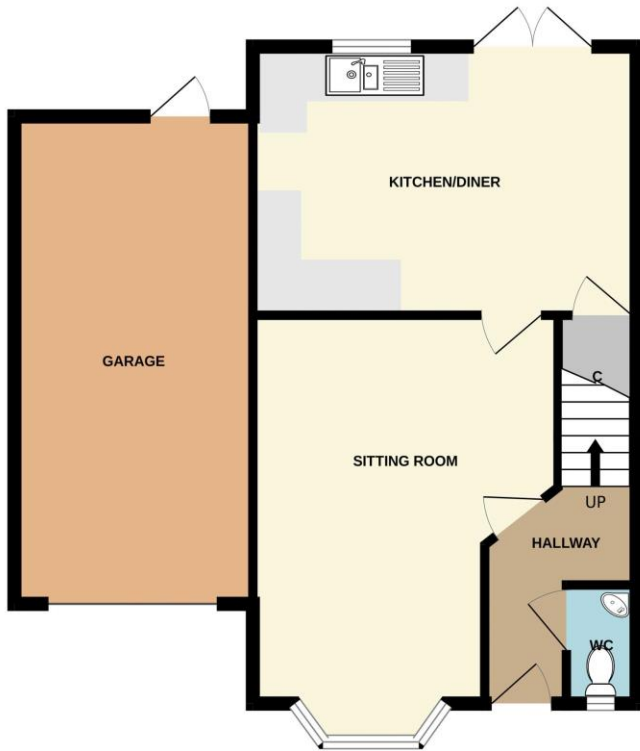


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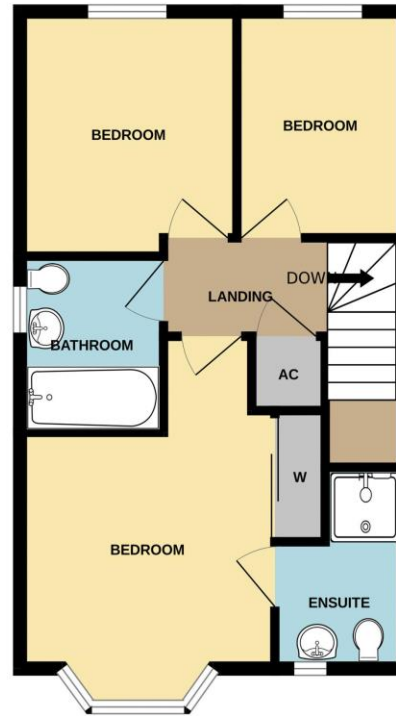


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GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 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.
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