



GIBBINS RICHARDS 

4 Farthings Pitts, Wellington TA21 9NL  
Offers in the Region Of £290,000

GIBBINS RICHARDS   
Making home moves happen

An attractive character property which has been refurbished and re-configured to include a loft conversion, creating a spacious second floor bedroom. Located not far from the town and its amenities but still offers countryside surroundings.

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

Situated to the south side of Wellington and within a pleasant quiet countryside setting just a few minutes from the town centre Wellington itself is a popular market town boasting an assortment of both independently run shops and larger national stores, whilst also benefitting from a range of educational and leisure facilities. Close by is Wellington sports centre, The Wellesley cinema, The Cleve Hotel & Spa as well as the picturesque Edwardian public gardens and playing fields. Primary and Secondary Schools are also within walking distance.

WELL PRESENTED CHARACTER PROPERTY IN QUIET LOCATION ARRANGED OVER THREE FLOORS  
MANY RECENT IMPROVEMENTS INCLUDING WINDOWS, BOILER, LOFT CONVERSION, RE-FITTED BATHROOM & NEW MAIN ROOF AND KITCHEN ROOF  
TWO RECEPTION ROOMS  
UTILITY / CLOAKROOM  
UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING  
TWO FIRST FLOOR DOUBLE BEDROOMS & SECOND FLOOR BEDROOM  
ENCLOSED REAR GARDEN  
QUIET LOCATION ENJOYING COUNTRYSIDE SURROUNDINGS YET CONVENIENT TO THE TOWN AND TRANSPORT LINKS



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## ACCOMMODATION

Dining room	12' 2" x 10' 0" (3.71m x 3.05m)
Sitting Room	14' 0" x 13' 1" (4.26m x 3.98m) Multi fuel burner and under stairs storage cupboard.
Kitchen	7' 11" x 6' 11" (2.41m x 2.11m) Plumbing for dishwasher.
Utility / Cloakroom	7' 6" x 6' 11" (2.28m x 2.11m) Boiler. Plumbing for washing machine, WC and wash hand basin.
First Floor Landing	Stairs leading to second floor bedroom.
Bedroom One	15' 11" x 10' 7" (4.85m x 3.22m)
Bathroom	7' 6" x 4' 8" (2.28m x 1.42m)
Bedroom Two	10' 10" x 8' 8" (3.30m x 2.64m) Fitted wardrobes / storage either side of the fireplace.
Second Floor Bedroom	14' 10" x 9' 8" (4.52m x 2.94m) Two Velux windows. Eaves storage.
Outside	There is an enclosed rear garden laid to lawn and patio area. Two garden sheds.



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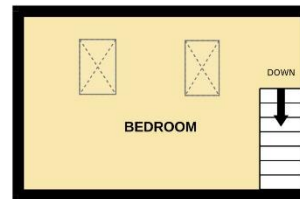
GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR  
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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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