




GIBBINS RICHARDS 

132 Barn Meads Road, Wellington TA21 9BG

£280,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroom semi detached house with attached garage, driveway parking and an enclosed rear garden. Good order throughout, although would benefit from some modernising. Gas central heating and double glazing.

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

Barn Meads Road is located to the south of the town and has a good footpath network through to the town centre, as well as excellent vehicular access out to the A38. The market town with a welcoming community spirit boasts an abundance of boutiques and independent shops as well as larger national stores such as Waitrose, Asda & Lidl. There are plenty of options for eating out, or watching the world go by. The town also offers an assortment of both educational and leisure facilities such as a sports centre with its own swimming pool, local cinema and arts centre. There is a regular bus service to Taunton which is approximately 7 miles distant and the M5 can be accessed just outside the town at Junction 26.

THREE BEDROOM SEMI DETACHED HOUSE
POPULAR RESIDENTIAL AREA ,SOUTH OF THE TOWN
SITTING ROOM, KITCHEN AND CONSERVATORY
ENCLOSED REAR GARDEN AND DRIVEWAY PARKING FOR 2/3 CARS
GOOD ACCESS TO THE TOWN, A38 & M5
ATTACHED SINGLE GARAGE WITH USEFUL WC
OFFERED WITH NO ONWARD CHAIN

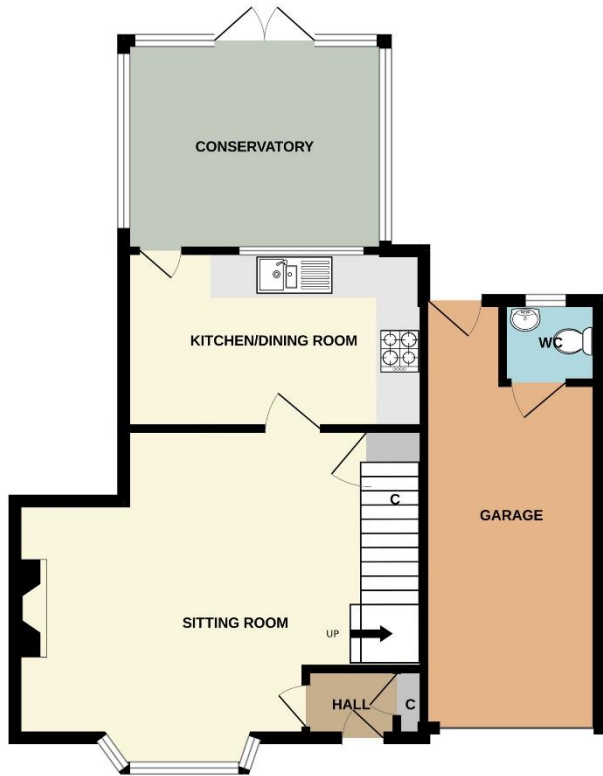




Entrance	Cloaks cupboard.
Sitting Room	15' 5" x 14' 3" (4.70m x 4.34m) Stairs to first floor. Under stairs cupboard.
Kitchen/Breakfast Room	13' 10" x 8' 3" (4.21m x 2.51m)
Conservatory	12' 5" x 10' 0" (3.78m x 3.05m)
First Floor Landing	Access to loft space. Airing cupboard.
Bathroom	5' 11" x 5' 6" (1.80m x 1.68m)
Bedroom One	11' 1" x 10' 9" (3.38m x 3.27m)
Bedroom Two	10' 7" x 8' 1" (3.22m x 2.46m)
Bedroom Three	7' 6" x 7' 5" (2.28m x 2.26m)
Outside	To the front of property is a paved driveway providing parking for two/three vehicles and access to the garage. The rear garden is of a good size, fully enclosed and laid to patio and lawn. Pedestrian side access.
GARAGE	16' 6" x 7' 7" (5.03m x 2.31m) Electric roller door. Power and light. Access from the garden. Useful WC.



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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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