



4 Orchard Court, Scotts Lane, Wellington TA21 8NW

£205,000

GIBBINS RICHARDS 
Making home moves happen

A two bedroom bungalow situated in a quiet cul de sac of eight similar properties, designed for the over 55's. Conveniently located, with Waitrose and the town on the doorstep. Energy Rating: E, 56

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

Orchard Court is arguably in the most perfect of locations, just to the side of Waitrose thus offering excellent level access to the store and town centre.

TWO BEDROOM COURTYARD BUNGALOW
NO ONWARD CHAIN
CONSERVATORY, KITCHEN, SHOWER ROOM
COURTYARD GARDEN TO THE REAR
IDEALLY POSITIONED FOR THE TOWN CENTRE
LEVEL GROUNDS AND APPROACH
GAS CENTRAL HEATING AND DOUBLE GLAZING
RARELY AVAILABLE AND HIGHLY SOUGHT AFTER!



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ACCOMMODATION

Entrance Hallway

Sitting Room 16' 7" x 10' 10" (5.05m x 3.30m)

Kitchen 8' 6" x 8' 1" (2.59m x 2.46m)

Conservatory

Bedroom One 10' 5" x 8' 6" (3.17m x 2.59m) Maximum.

Bedroom Two 12' 9" x 5' 6" (3.88m x 1.68m)

Shower Room 6' 3" x 6' 2" (1.90m x 1.88m)

OUTSIDE

An enclosed easy to manage rear courtyard.



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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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