



GIBBINS RICHARDS 

42 Springfield Road, Wellington TA21 8LG

£267,500

GIBBINS RICHARDS 
Making home moves happen

A Victorian terrace located in this popular residential road favoured by many. The property offers character and charm with sitting room, kitchen / dining area, conservatory and two bedrooms and first floor bathroom. A fantastic rear garden.

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

Conveniently situated on one of Wellington's most popular streets. Well located to recreational grounds, Rugby Club, Schools and countryside walks. Wellington town itself has a good range of local independent shops and national stores. There is also an assortment of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to the County Town of Taunton and a Falcon bus to Plymouth - Bristol. To the rear is a fully enclosed westerly facing rear garden which extends c.90ft in length and benefits from a generous patio, area of lawn, mature trees and socked border.

VICTORIAN TERRACE WITH A FABULOUS GARDEN
SITTING ROOM WITH FIREPLACE
MODERN KITCHEN / DINING / FAMILY ROOM
CONSERVATORY & OFFICE
GAS CENTRAL HEATING & DOUBLE GLAZING
FANTASTIC REAR GARDEN OF APPROX 90'
NEW ROOF AND WINDOWS REPLACED IN 2023

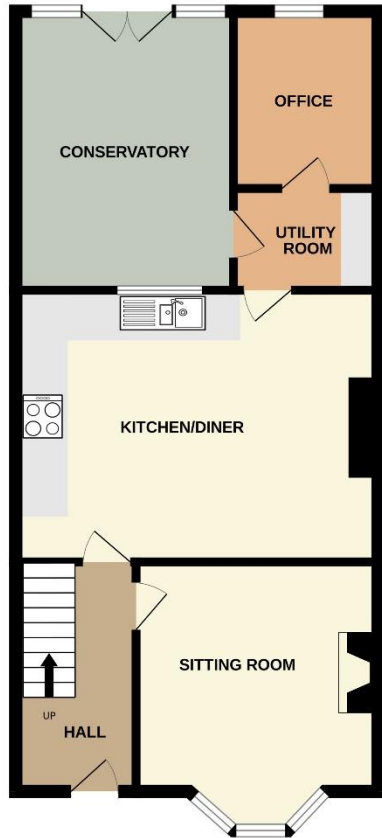




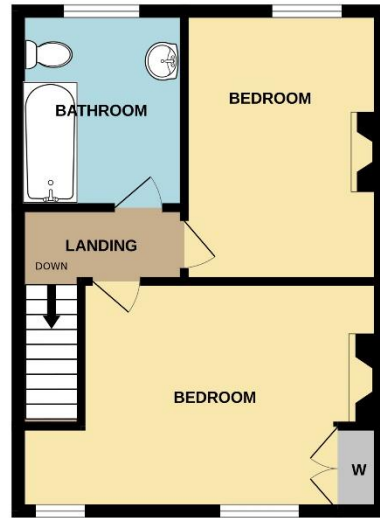
Entrance Hallway	Stairs leading to first floor.
Sitting Room	12' 1" x 10' 6" (3.68m x 3.20m)
Kitchen/Diner	14' 5" x 12' 2" (4.39m x 3.71m)
Rear Lobby / Utility Area	Plumbing for washing machine. Door to rear garden.
Office	8' 0" x 6' 5" (2.44m x 1.95m)
Conservatory	13' 6" x 8' 6" (4.11m x 2.59m)
First Floor Landing	
Bedroom One	13' 8" x 10' 6" (4.16m x 3.20m)
Bedroom Two	12' 4" x 8' 5" (3.76m x 2.56m)
Family Bathroom	9' 3" x 7' 3" (2.82m x 2.21m)
Outside	A super garden to the rear and of a more than generous size and backing on to fields and river. Sectioned into various areas and includes patio, perfect for entertaining, lawn with mature borders. Various sheds.



GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.



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