



GIBBINS RICHARDS 

73 Mills Drive, Wellington TA21 9BW

£355,000

GIBBINS RICHARDS 
Making home moves happen

A beautifully presented Wain Homes property built in the last 8 years and occupying an enviable position on this popular development. OFFERED WITH NO ONWARD CHAIN.

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

This home is enhanced by a beautifully re-decorated interior with high quality fittings throughout, an integral garage and ample parking. It is situated overlooking a nearby hedgerow and green space. The entrance hall has access to the three reception areas on the ground floor including a dining room, kitchen/breakfast room and a sitting room, there is also a utility room and to the first floor are four bedrooms, the master with en-suite and a further family bathroom. The property is a popular design detached home and benefits from an enclosed rear garden with side access. There is a short walk through to the bus stop at Cades roundabout and also a number of footpaths lead into Wellington town centre. A fantastic property which also offers access to the A38 and the M5 motorway at junction 26.

FANTASTIC WAIN HOMES PROPERTY OFFERED WITH NO ONWARD CHAIN
FOUR BEDROOM DETACHED
INTEGRAL GARAGE
BEAUTIFULLY PRESENTED THROUGHOUT
TWO RECEPTION ROOMS
KITCHEN / BREAKFAST ROOM
UTILITY AND CLOAKROOM
EN-SUITE AND FAMILY BATHROOM
ENCLOSED REAR GARDEN
AMPLE PARKING





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Entrance Hall

Cloakroom	6' 3" x 2' 10" (1.90m x 0.86m)
Sitting Room	14' 4" x 12' 1" (4.37m x 3.68m) Double doors opening to the rear garden.
Dining Room	11' 1" x 9' 1" (3.38m x 2.77m)
Kitchen	10' 7" x 9' 9" (3.22m x 2.97m)
Utility Room	6' 10" x 5' 1" (2.08m x 1.55m)
First Floor Landing	
Bedroom 1	13' 11" x 12' 7" (4.24m x 3.83m)
En-suite	6' 5" x 5' 1" (1.95m x 1.55m)
Bedroom 2	14' 0" x 8' 10" (4.26m x 2.69m)
Bedroom 3	12' 4" x 9' 2" (3.76m x 2.79m)
Bedroom 4	9' 6" x 8' 1" (2.89m x 2.46m)
Family Bathroom	8' 5" x 6' 3" (2.56m x 1.90m)
Outside	To the front of the property is an area of grass and a driveway leading to the integral garage. Enclosed rear garden laid to lazy lawn.



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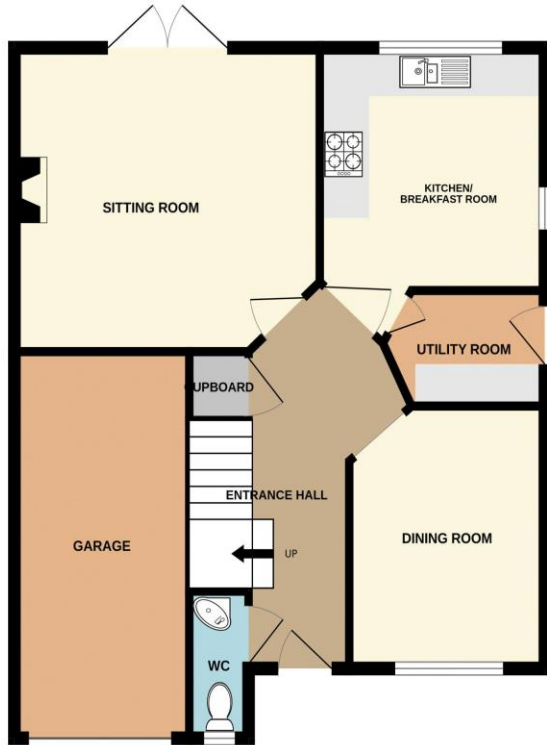


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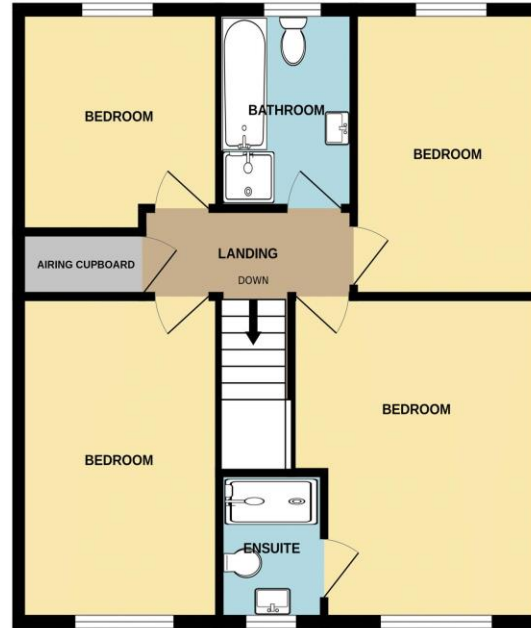


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GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1332 sq.ft. (123.7 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.



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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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