



GIBBINS RICHARDS 

71 Bramley Close, Wellington, TA21 9AE

£175,000

GIBBINS RICHARDS 
Making home moves happen

A well presented two bedroom house located in a cul de sac position with rear garden and garage. The property is offered for sale under the Section 106 Agreement, whereby the property is discounted by 30% of the full market value, An excellent scheme to enable people with a local connection to buy affordable housing.

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

Bramley Close forms part of the popular Cades Farm development built in 2009 and which is located on the East of Wellington town. There are many footpaths leading to the town centre and excellent transport links to the A38 and M5 motorway, There are also Falcon coach which links between Plymouth and Bristol just at the entrance of the development as well as Lidl supermarket - A very convenient and pleasant place to live. The Council's role is to ensure the Section 106 planning requirements are adhered to, it is not involved in the financing and purchasing of the property. You will need to make your own financial and legal arrangements in a similar way to purchasing an open-market property.

A MODERN & WELL PRESENTED TERRACE HOUSE
OFFERED FOR SALE UNDER THE SECTION 106 LEGAL AGREEMENT - PLEASE CONTACT US FOR MORE DETAILS
TWO DOUBLE BEDROOMS
ENCLOSED REAR GARDEN WITH ACCESS TO THE REAR OF THE GARAGE
UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
CONVENIRNT TO LOCAL AMENNITIES & TRANSPORT LINKS
SINGLE GARAGE WITH TWO PARKING SPACES TO THE FRONT





ACCOMODATION

Entrance Hallway	Stairs leading to the first floor
Kitchen	9' 4" x 7' 6" (2.84m x 2.28m)
Cloakroom	
Sitting Room	11' 0" x 12' 0" (3.35m x 3.65m).
First Floor Landing	Access to loft space.
Bedroom One	12' 0" x 7' 5" (3.65m x 2.26m)
Bedroom Two	12' 0" x 7' 5" (3.65m x 2.26m)

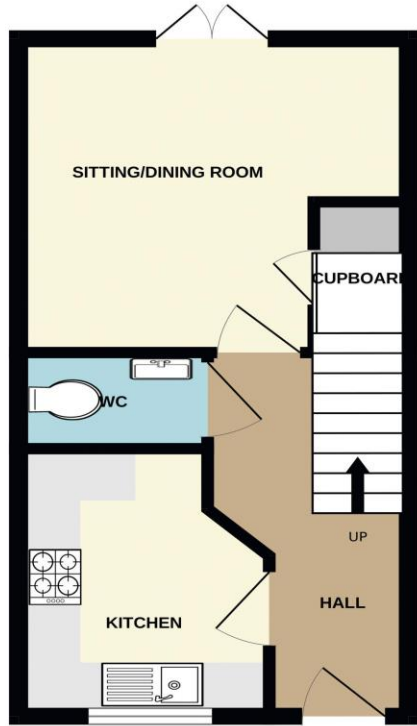
OUTSIDE

An enclosed rear garden laid to mainly patio with flower and shrub borders. A pathway leads to the rear of the garage (not shared) There is a single garage with parking to the front.

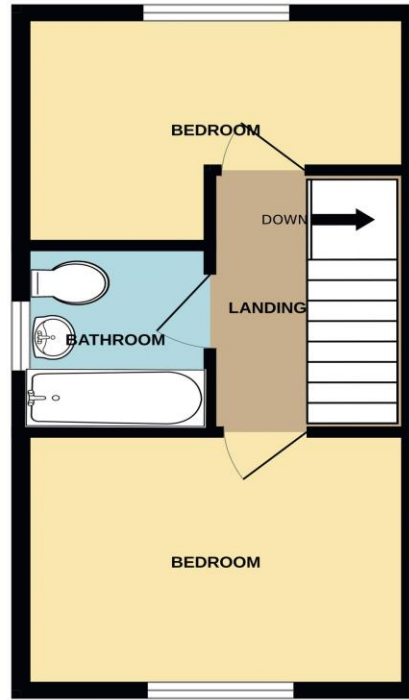
Eligibility Criteria

- Have a maximum single income of £58,121 or a maximum joint income of £67,063.
- Be registered with Homefinder Somerset or Help to Buy Agent 3 Priority of this will be given as follows:- For the first 30 working days of marketing:
 - Have been ordinarily resident in Parishes of Wellington, Nynehead, West Buckland, Wellington Without or Langford Budville for at least 12 months (first 15 working days)
 - Have a close family association (spouse, mother, father, brother, sister, son or daughter-where the family member is currently resident within the parish for the last 5 years), or permanent employment in the said parish (further 15 working days) After the first 30 working days of marketing:
 - Any person who meets the financial criteria set out above and who has been ordinarily resident within the Local Authority area and has done so for at least the last 12 months or have strong local connection to the Local Authority by permanent employment or family connection

GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk