



GIBBINS RICHARDS 
Making home moves happen

2a Springfield Road, Wellington, TA21 8LG

£240,000

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A hugely unique property! This spacious detached bungalow is the only single-storey dwelling in this favoured residential street in north Wellington, with two double bedrooms, parking for 4-5 cars and level gardens. The home has been partly refurbished, whilst it would benefit from further improvements in certain areas. Regardless, the home offers exceptional potential for a variety of purchaser. NO ONWARD CHAIN.

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

Springfield Road is deemed by many as one of the town's most popular roads, with a great community spirit and it's own Facebook group. 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.

DETACHED BUNGALOW IN EVER-POPULAR RESIDENTIAL ROAD
CLOSE TO AMENITIES, DOG WALKS AND PARKS
TWO DOUBLE BEDROOMS, KITCHEN, BATHROOM, SITTING / DINING ROOM
GARAGE, LARGE STORE SHED AND CAR PORT
LARGE DRIVEWAY FOR MULTIPLE VEHICLES, LEVEL GARDENS
GAS CENTRAL HEATING AND DOUBLE GLAZING
EXCELLENT POTENTIAL
NO ONWARD CHAIN, EARLY VIEWING HIGHLY ADVISED





Entrance Porch

Entrance Hall

Sitting / Dining Room 17' 0" x 12' 0" (5.18m x 3.65m)

Bedroom One 11' 2" x 10' 11" (3.40m x 3.32m)

Bedroom Two 10' 6" x 9' 8" (3.20m x 2.94m)

Bathroom 6' 1" x 5' 5" (1.85m x 1.65m)

Kitchen 16' 11" x 7' 1" (5.15m x 2.16m)

Side Porch

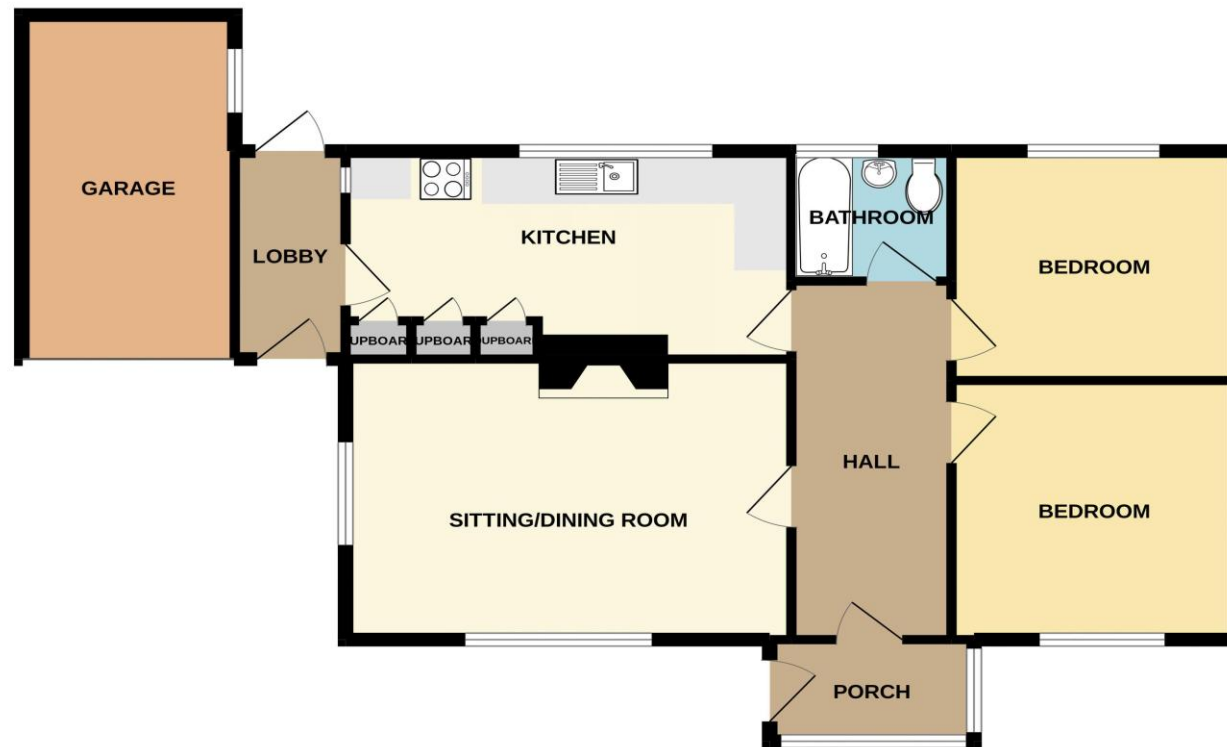
Large shed

Detached single garage 16' 0" x 8' 0" (4.87m x 2.44m)

Level, easy maintenance gardens to three sides, with sizeable driveway for multiple vehicles, garage and car port.



GROUND FLOOR



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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