



11, Millstream Gardens, Wellington, Tonedale, TA21 0AA
£219,950

GIBBINS RICHARDS 
Making home moves happen

A three bedroom end terrace house situated in cul de sac position comprising of kitchen/diner, sitting room, three bedrooms and bathroom. Well presented with UPVC double glazing and gas central heating. Enclosed rear garden and parking.

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

Millstream Gardens is well established development located on the north side of the town, close to lots of nearby places of interest, such as the historic Tonedale Mill, Tonedale House, the old canal route and the River Tone. The sports centre, rugby club, parks and walks are almost on your doorstep.

OFFERED WTH NO ONWARD CHAIN

END OF TERRACE HOUSE

THREE BEDROOMS

ALLOCATED PARKING

FRONT AND REAR GARDENS

GAS CENTRAL HEATING AND DOUBLE GLAZING

POPULAR LOCATION ON THE TOWN OUTSKIRTS

SUITABLE FIRST TIME BUYERS OR BUY TO LET

ACCOMMODATION

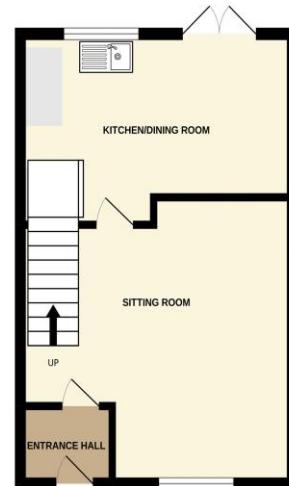
Entrance Porch
Sitting Room
Kitchen/Diner
First Floor Landing

Bedroom One
Bedroom Two
Bedroom Three
Bathroom
OUTSIDE

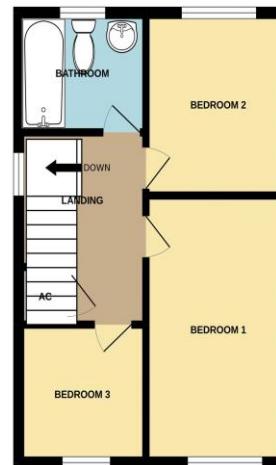
13' 7" x 14' 7" (4.14m x 4.44m) Stairs to the first floor
14' 7" x 9' 0" (4.44m x 2.74m)
Airing Cupboard, housing the boiler.
Access to loft space.
12' 8" x 8' 1" (3.86m x 2.46m)
8' 9" x 7' 9" (2.66m x 2.36m)
6' 6" x 6' 2" (1.98m x 1.88m)
6' 5" x 5' 7" (1.95m x 1.70m)
Steps lead to the front entrance with lawn either side. There is pedestrian side access to the rear garden. The rear garden is enclosed and laid mainly to lawn.



GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq.ft. (58.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 floorplans have not been prepared in accordance with the Ordnance Survey's 'Householders' scale', have not been tested and no guarantee is given as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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.

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