



40 Churchfields, Wellington TA21 8SE
£250,000

GIBBINS RICHARDS 
Making home moves happen

A well presented three bedroom semi detached house with excellent curb appeal and a driveway for multiple vehicles. The internal accommodation is spacious and in good cosmetic order, comprising; living room, kitchen / diner and contemporary downstairs shower room, along with three bedrooms to the first floor, two of which are doubles, with one benefitting from an additional cloakroom. To the rear is an attractive enclosed garden laid to both patio and lawn. In addition, there's a newly replaced roof for the added peace of mind for the next owner. NO ONWARD CHAIN.

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

Churchfields is comfortably one of the most convenient locations in Wellington. A short walk to the town centre enables excellent access to Waitrose, Asda and to the High Street. The town itself offers local schools of high repute, whilst being located within touching distance of the countryside.

NO ONWARD CHAIN
DRIVEWAY FOR MULTIPLE VEHICLES
NEWLY REPLACED ROOF
ATTRACTIVE REAR GARDEN
IDEAL LOCATION, CLOSE TO TOWN CENTRE
MODERN FITTINGS THROUGHOUT
THREE BEDROOM SEMI-DETACHED HOUSE
GOOD COSMETIC CONDITION





Entrance Hall

Living Room 15' 4" x 11' 0" (4.67m x 3.35m)

Kitchen / Diner 25' 7" x 13' 8" (7.79m x 4.16m)

Shower Room 8' 6" x 6' 11" (2.59m x 2.11m)

Main Bedroom 15' 4" x 11' 0" (4.67m x 3.35m)

Bedroom Two 10' 7" x 10' 1" (3.22m x 3.07m)

Bedroom Three 7' 6" x 6' 7" (2.28m x 2.01m)

Outside

To the front of the property is a sizeable driveway, suitable for multiple vehicles. To the rear is an attractive enclosed garden, laid to both patio and lawn, with a side access path.



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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 £40 + VAT (£48) **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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk