



28 Alexandra Road, Wellington TA21 8HP  
£290,000

**GIBBINS RICHARDS**   
Making home moves happen



**Semi detached/ Large garden/ Off- road parking**

A well-proportioned three-bedroom semi-detached property, offering generous accommodation arranged over two floors. The ground floor comprises an entrance porch leading into a welcoming hallway with useful storage and a ground floor WC. The living room is a good size and enjoys plenty of natural light, while the kitchen offers ample space for modern fittings and leads through to a conservatory, providing additional reception space with direct access to the rear garden. To the first floor, the property offers three well-sized bedrooms, making it ideal for families, along with a family bathroom accessed from the landing. Externally, the property benefits from off-road parking as well as a front and large rear garden with a distinctive brick wall to the rear boundary, offering excellent space for outdoor enjoyment and future potential.

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

The property is set within easy walking distance of Wellington town centre and all the amenities it has to offer to include a range of both independently run shops and larger national stores. The town also has a Sports Centre with its own swimming pool and local cinema. There is a regular bus service to Taunton (approximately 7 miles) and easy access to the M5 via J26. It represents an excellent opportunity for families, first-time buyers, or those seeking a well-proportioned home in a desirable area.

Approx 931sq.ft/ 86.5sq.m

Three bedroom semi-detached home

Large rear garden

Conservatory with garden access

Ex local authority property

Well proportioned accommodation

Convenient Wellington location

Close to local amenities and schools

Good extension potential (subject to planning permission)







## ACCOMMODATION

Entrance Porch	Stairs to first floor
Sitting Room	13' 7" x 11' 1" (4.14m x 3.38m)
Kitchen	11' 1" x 10' 4" (3.38m x 3.15m)
Conservatory	12' 0" x 9' 9" (3.67m x 2.97m)
Understairs Storage Space	8' 2" x 6' 2" (2.49m x 1.89m)
Cloakroom	
First Floor Landing	
Bedroom One	14' 8" x 10' 2" (4.46m x 3.10m)
Bedroom Two	10' 6" x 9' 5" (3.19m x 2.88m)
Bedroom Three	11' 3" x 6' 5" (3.44m x 1.96m)
Shower Room	7' 0" x 6' 8" (2.14m x 2.02m)
Outside	To the front of the property there is an area laid to gravel. A pedestrian path leads to the front door with a driveway providing off-road parking to the side of the property.
Agent notes	The property is undergoing a Japanese Knot weed treatment plan for it's safe removal, which is due to end in October 2026.



GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.1 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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