



GIBBINS RICHARDS 

10 Gay Close, Wellington, TA21 9EZ

£240,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroom semi detached family home with a fabulous rear extension which now offers a spacious and sociable kitchen/dining space. Rear garden and allocated parking. Energy Rating: D, 69

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

Gay Close is located on a development to the east of the town centre, offering good access to nearby schools and facilities. It is a cul de sac road so does benefit from being one of the addresses on the development with less road noise and passing traffic. The M5 motorway is within 1.5 miles and the County Town of Taunton 7 miles where an even greater selection of facilities can be found together with a main line rail link.

- SEMI DETACHED FAMILY HOME
- WALKING DISTANCE OF THE TOWN CENTRE
- EXTENDED KITCHEN / DINING ROOM
- UTILITY & CLOAKROOM
- SITTING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN
- ALLOCATED PARKING





ACCOMMODATION

Entrance Hallway

Sitting Room 11' 8" x 10' 10" (3.55m x 3.30m)

Open Plan Kitchen / Dining Room 19' 7" x 9' 7" (5.96m x 2.92m)

Dining Room 12' 8" x 9' 8" (3.86m x 2.94m)

Utility room 5' 4" x 5' 0" (1.62m x 1.52m)

Cloakroom 5' 1" x 3' 1" (1.55m x 0.94m)

Bedroom One 11' 8" x 10' 4" (3.55m x 3.15m)

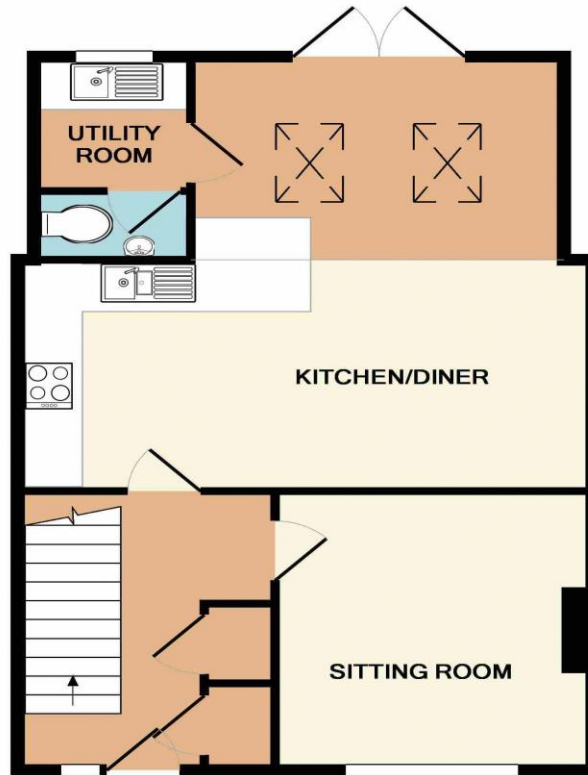
Bedroom Two 9' 9" x 9' 2" (2.97m x 2.79m)

Bedroom Three 10' 1" maximum x 6' 4" (3.07m x 1.93m)

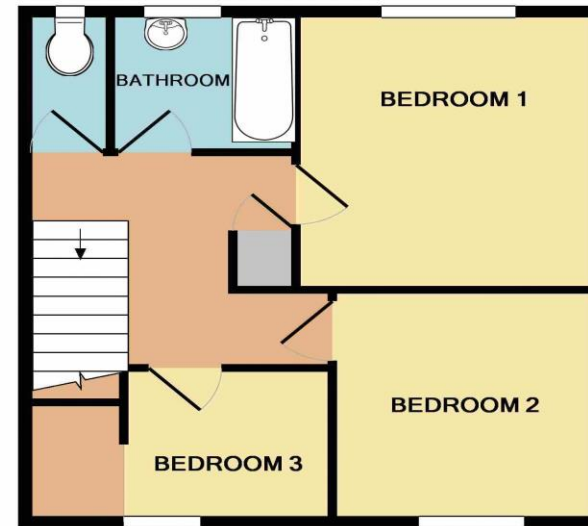
OUTSIDE

An enclosed rear garden laid to lawn and patio garden with brick store shed and gated access to the parking area where there is one allocated space.





GROUND FLOOR
APPROX. FLOOR
AREA 574 SQ.FT.
(53.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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