



**GIBBINS RICHARDS**   
Making home moves happen

**4 Beech Hill, Wellington, TA21 8ER**  
**£365,000**

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No onward chain/ Detached bungalow/ Corner plot

This well presented three bedroom detached bungalow occupies a particularly attractive corner plot on this highly regarded residential road on the southern side of Wellington. Offering generous and well balanced accommodation throughout, the property represents an excellent opportunity for buyers seeking spacious single storey living in a convenient and established location.

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

Internally, the bungalow offers a welcoming entrance hall which leads through to a sizeable living room, providing a comfortable and bright space ideal for both everyday living and entertaining. The extended kitchen is a real feature of the home, offering ample worktop and storage space, with room for appliances and potential for informal dining. There are three well proportioned bedrooms, all of which are serviced by the main bathroom. Externally, the property sits on a generous plot which is one of its standout features. To the side, there is off road parking for two to three vehicles, leading to a single garage, along with additional useful storage sheds. To the rear, the bungalow enjoys a wonderfully private and enclosed garden which has been attractively arranged and provides an ideal space for relaxing, gardening or outdoor dining. Situated in a popular area of Wellington, the property is well placed for access to local amenities, the town centre and transport links.

Approx 1066 sq.ft/ 99.1 sq.m

Detached three bedroom bungalow

No onward chain

South side of Wellington

Exceptional corner plot

Driveway and garage

Stunning enclosed rear garden

Easy walking distance to town

Early viewing highly recommended





## Accommodation

### Porch

### Entrance Hall

Lounge / Diner 26' 1" x 11' 11" (7.94m x 3.63m)

Kitchen/Breakfast Room 21' 9" x 9' 3" (6.62m x 2.82m)

Bedroom One 11' 10" x 11' 8" (3.60m x 3.55m)

Bedroom Two 11' 8" x 8' 11" (3.55m x 2.72m)

Bedroom Three 11' 9" x 7' 10" (3.58m x 2.39m)

Family Bathroom 7' 5" x 5' 4" (2.26m x 1.62m)

### Outside

There is a driveway for 2-3 vehicles to one side, along with a garage, whilst an area of lawn wraps around the remaining frontage. To the rear of the home is a stunning private enclosed garden of good size. There are two additional storage sheds.



## 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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