



11 Lukes Close, Wellington TA21 8FF

£385,000

GIBBINS RICHARDS 
Making home moves happen

An four bedroom modern and well-presented detached family home situated within a quiet no through road within this popular modern development build by Bloor Homes. Enclosed rear garden, driveway parking and a single garage. Energy Rating: B, 83

Being perfectly positioned close by to Wellington town centre. This modern development stands between the River Tone and the beautiful Blackdown Hills. The local high street is only a 10 minute stroll away, which is home to a collection of high street shops, and a host of quaint cafes, pubs and restaurants. The pretty market town of Wellington is commutable to Taunton, Bristol and Exeter via the M5 motorway which is only 5 minutes away from the development. Also, for rail travel, you are well placed for Taunton and Tiverton Parkway Stations, both just a short bus and car journey away.

DETACHED FOUR BEDROOM FAMILY HOME
BUILT IN 2018 BY BLOOR HOMES (TITCHFILED DESIGN)
SITTING ROOM WITH BAY WINDOW TO THE FRONT &
OPEN PLAN KITCHEN / DINER WITH FRENCH DOORS OPENING INTO THE
REAR GARDEN
UTILTY SPACE, CLOAKROOM AND UNSTAIRS STORAGE
MASTER BEDROOM WITH EN -SUITE
ENCLOSED REAR GARDEN, DRIVEWAY PARKING AND SINGLE GARAGE
CATCHMENT AREA FOR IKB PRIMARY SCHOOL
EXCELLENT TRANSPORT LINKS TO THE A38 & M5
WEST SOMERSET AND TAUTON COUNCIL TAX BAND: E





ACCOMMODATION

Entrance Hallway

Utility Room

Cloakroom

Sitting Room 17' 4" x 11' 3" (5.28m x 3.43m)

Kitchen/Diner 20' 4" x 13' 3" (6.19m x 4.04m)

First Floor Landing Access To lost space

Family Bathroom

Master Bedroom 10' 3" x 8' 5" (3.12m x 2.56m)

En-suite

Bedroom Two 11' 8" x 8' 0" (3.55m x 2.44m)

Bedroom Three 10' 5" x 6' 11" (3.17m x 2.11m)

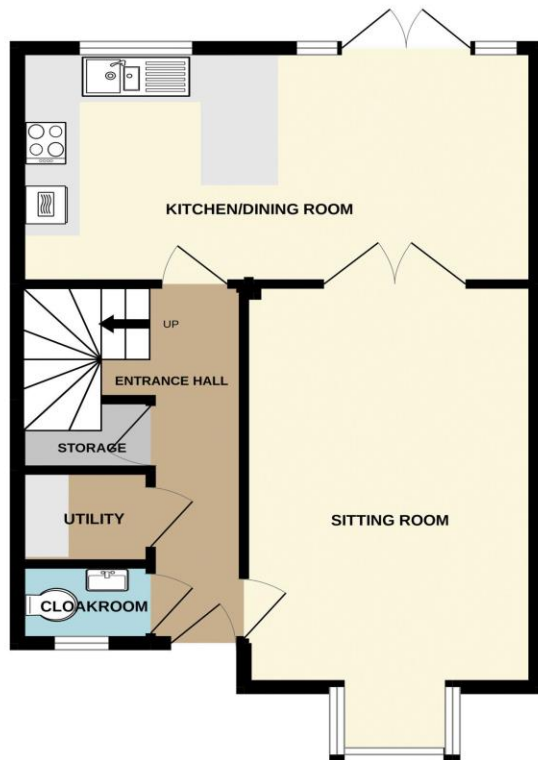
Bedroom Four 8' 5" x 7' 7" (2.56m x 2.31m)

OUTSIDE

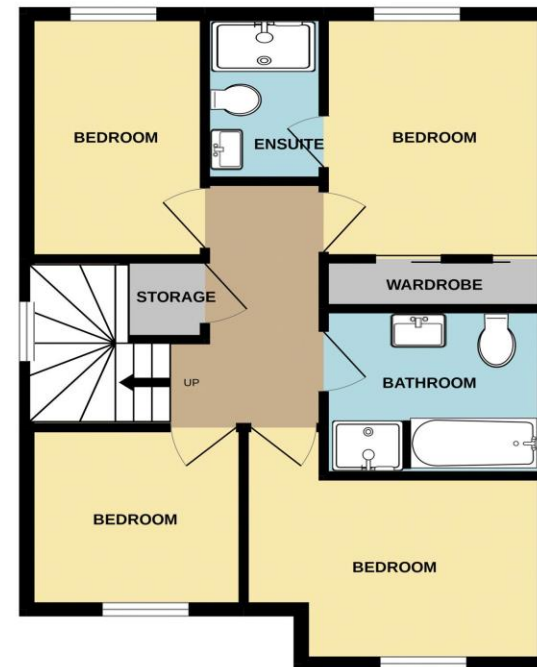
To the side of the property is driveway parking for two vehicles and which leads to the single garage. There is an enclosed rear garden laid to patio and lawn.



GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



FIRST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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.



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