



GIBBINS RICHARDS 

59 Beech Hill, Wellington, TA21 8ER

£325,000

GIBBINS RICHARDS 
Making home moves happen

A spacious two bedroom detached bungalow situated in this quiet cul de sac position on the south side of the town. Driveway parking, garage and private rear garden. Energy Rating: D, 63

The property is situated in a quiet cul-de-sac, which predominantly comprises bungalows ideal for retirement with Beech Hill Stores and a hairdresser's salon within a short walking distance. Wellington town centre is less than a mile away with a wide range of daily amenities and public transport leading to the County Town of Taunton which is approximately 8 miles distant. Equally from Beech Hill there is ease of access to the A38 in turn providing swift access to the M5 at Junction 26.

- DETACHED TWO BUNGALOW OCCUPYING A GOOD SIZE PLOT
- DRIVEWAY PARKING FOR TWO VEHICLES AND POTENTIAL TO CREATE FURTHER SPACES IF REQUIRED
- GARAGE WITH POWER AND LIGHT AND WORKSHOP
- TWO DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- SITTING ROOM AND LARGE CONSERVATORY
- A GOOD SIZE AND ENCLOSED REAR ARDEN
- LARGE LOFT SPACE WITH POTENTIAL FOR A LOFT CONVERSION
- OFFERED WITH NO ONWARD CHAIN
- SOMERSET WEST & TAUNTON COUNCIL TAX BAND: D
- ENERGY RATING: D, 63





ACCOMMODATION

Entrance Porch

Entrance Hallway Two storage cupboards. (One housing the boiler) Access to loft space.

Kitchen/Breakfast Room 13' 4" x 9' 3" (4.06m x 2.82m)

Sitting Room 15' 6" x 11' 11" (4.72m x 3.63m)

Conservatory 22' 11" x 6' 4" (6.98m x 1.93m)

Bedroom One 11' 10" x 8' 7" (3.60m x 2.61m)

Bedroom Two 10' 7" x 9' 11" (3.22m x 3.02m)

Fitted wardrobes

Bathroom 8' 6" x 5' 3" (2.59m x 1.60m)

Separate WC 5' 4" x 2' 10" (1.62m x 0.86m)

OUTSIDE

To the front of the property is a driveway providing parking and access and to the garage, and a gravel frontage with pathways leading to the front door and to the side of the property. The rear garden is fully enclosed by paneled fencing, mainly lawn to lawn and benefits from much privacy. Access to the garage / workshop.

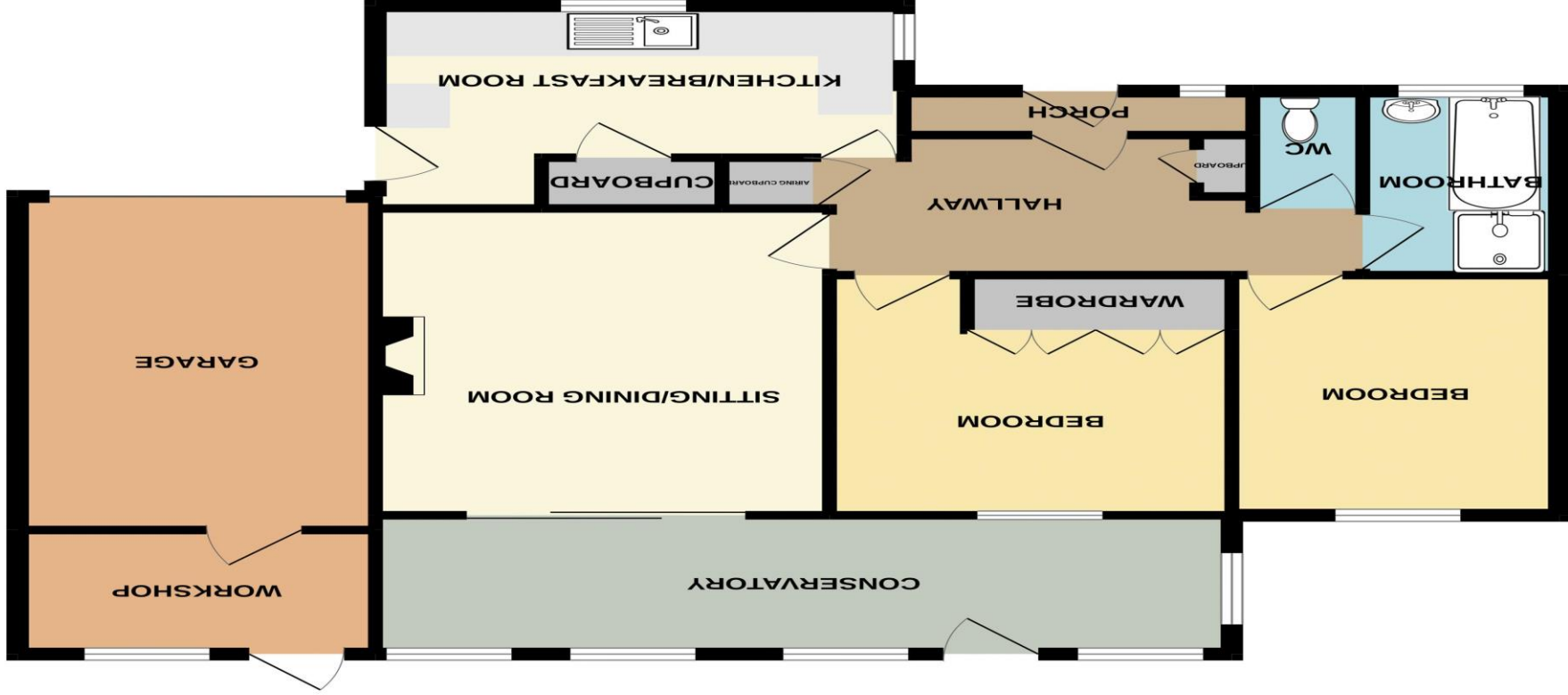
Garage 16' 1" x 9' 1" (4.90m x 2.77m)

Workshop 9' 1" x 6' 4" (2.77m x 1.93m)



GROUND FLOOR

1002 sq.ft. (93.1 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.

Made with Metropix ©2022

We routinely refer potential sellers and purchasers to Gibbins Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per transaction. We routinely refer sellers and purchasers to the Mortgage Advice Bureau (MAB) for mortgage advice. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of £180.00 per case

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

