



GIBBINS RICHARDS ▲

59 Beech Hill, Wellington, TA21 8ER
£325,000

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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 CONVERSATION

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

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

Bathroom

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

Separate WC

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)





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