



GIBBINS RICHARDS

**16, Churchfields, Wellington, TA21 8SD**

**Guide Price £310,000**

**GIBBINS RICHARDS**   
Making home moves happen

A well-priced semi detached property offering great value for money, very close to the centre of town. The extended house now offers four bedrooms, a bathroom. Three ground floor rooms, kitchen and utility. Good sized rear garden and parking to the rear, Energy Rating: D,66

An entrance door leads into an entrance hall, with central staircase and doors off to the dining room and sitting room. The dining room is open plan to a good sized fitted kitchen to the rear, and a utility room extends beyond. The sitting room has access into the extension, where a second reception room gives even more ground floor space. Upstairs are four bedrooms and a bathroom. The house sits on a good sized plot with gardens to the front and rear, with side access. The rear garden has vehicle gates leading to a prefabricated double garage (16' x 16') and some off street parking. Whilst the house could benefit from some refreshing, it is brilliantly located and offers excellent value for money.

**EXTENDED 1950s SEMI DETACHED HOUSE**

**NOW OFFERING FOUR BEDROOMS**

**THREE RECEPTION ROOMS, KITCHEN & UTILITY**

**GOOD SIZED FRONT AND REAR GARDENS**

**SOME UPGRADING POTENTIAL**

**VERY CLOSE TO THE TOWN CENTRE**

**EXCELLENT AND FLEXIBLE INTERIOR**

**DOUBLE GARAGE AND PARKING**

**SOMERSET WEST & TAUNTON COUNCIL TAX BAND: B**





## ACCOMMODATION

### Entrance Hall

Dining Room 11' 2" x 10' 0" (3.40m x 3.05m)

Kitchen 13' 6" x 8' 1" (4.11m x 2.46m)

### Rear Hall

Utility Room 7' 6" x 4' 9" (2.28m x 1.45m)

Sitting Room 14' 9" x 11' 6" (4.49m x 3.50m)

Second Sitting Room 19' 11" x 10' 8" (6.07m x 3.25m)

### First Floor Landing

Bedroom Two 11' 1" x 10' 0" (3.38m x 3.05m)

Bedroom Four 9' 6" x 8' 1" (2.89m x 2.46m) Max.

Bedroom One 14' 8" x 11' 6" (4.47m x 3.50m)

Bedroom Three 11' 3" x 10' 9" (3.43m x 3.27m)

Bathroom 8' 3" x 7' 6" (2.51m x 2.28m)

## OUTSIDE

### Front and rear gardens

Double Garage 16' 0" x 16' 0" (4.87m x 4.87m)

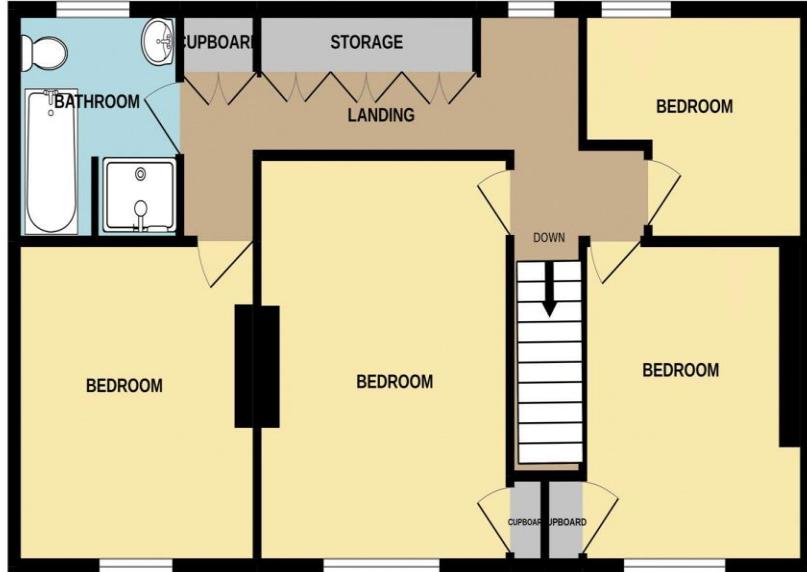
### Additional parking



## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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.

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