



8 Westford Close,, Wellington TA21 0DY

£255,000

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Making home moves happen

Situated in the popular residential location of Westford Close, Westford, this well-presented two bedroom terraced bungalow offers comfortable and versatile accommodation, ideal for a range of buyers. The property features two well-proportioned double bedrooms, a bright and welcoming living room, and a fitted kitchen with ample storage and workspace. A shower room completes the main internal accommodation. To the rear, a standout feature is the full-width conservatory extension, providing an excellent additional living or dining space with views over the garden and access to the outdoors. Externally, the property benefits from nicely presented front and rear gardens, offering attractive, low-maintenance outdoor areas ideal for relaxing. Further advantages include a garage located in a nearby block, providing additional storage.

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

Westford close is well located for the amenities in nearby Rockwell Green, which include butcher's, general store, post office, and primary school. Buses from there link to Wellington which offers a more comprehensive selection of amenities. Westford is a pretty and historically important locale with many great walks and paths to investigate. Footpaths lead through to Rockwell Green, the nearby basins and on to Wellington.

- No onward chain
- Located in a pleasant cul de sac
- Two double bedrooms
- Front and rear gardens
- Garage in a block
- Conservatory extension





ACCOMMODATION

Entrance Hall

Living Room 13' 3" x 11' 11" (4.03m x 3.62m)

Kitchen 15' 10" x 9' 5" (4.82m x 2.87m)

Bedroom One 13' 11" x 10' 3" (4.24m x 3.12m)

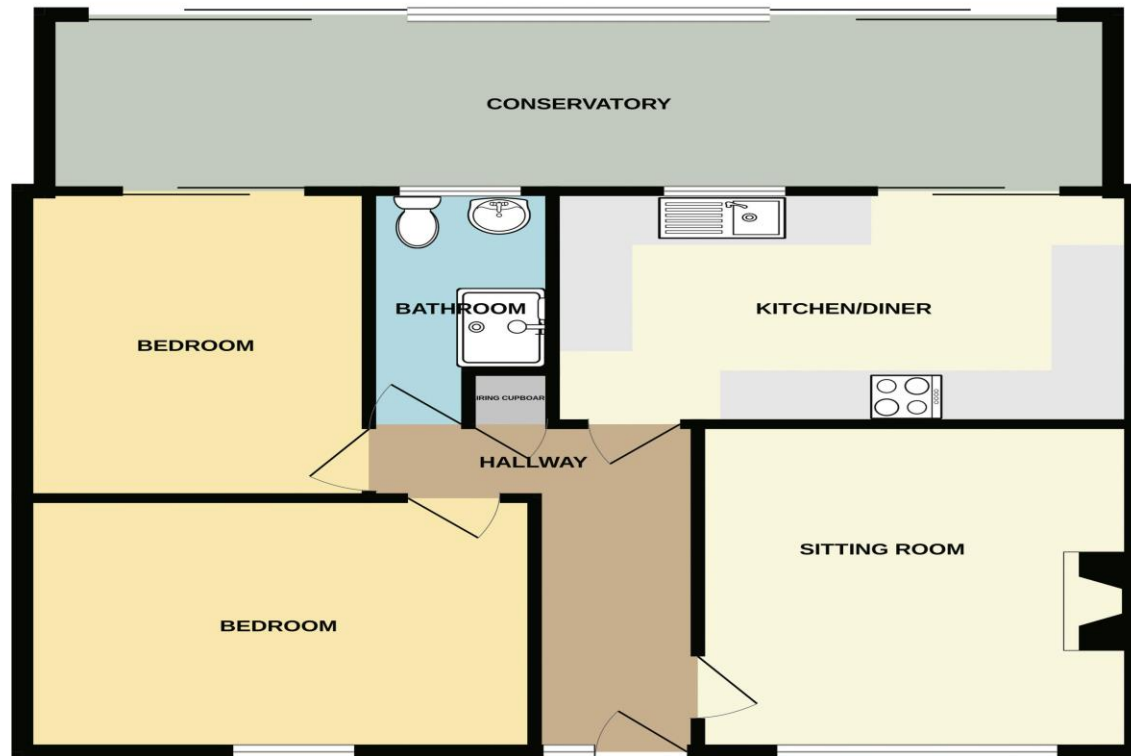
Bedroom Two 12' 5" x 9' 5" (3.78m x 2.87m)

Shower Room 9' 5" x 5' 0" (2.87m x 1.52m)

Conservatory 29' 0" x 7' 1" (8.84m x 2.17m)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.



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