



8 Westford Close,, Wellington TA21 0DY
£255,000

GIBBINS RICHARDS 
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





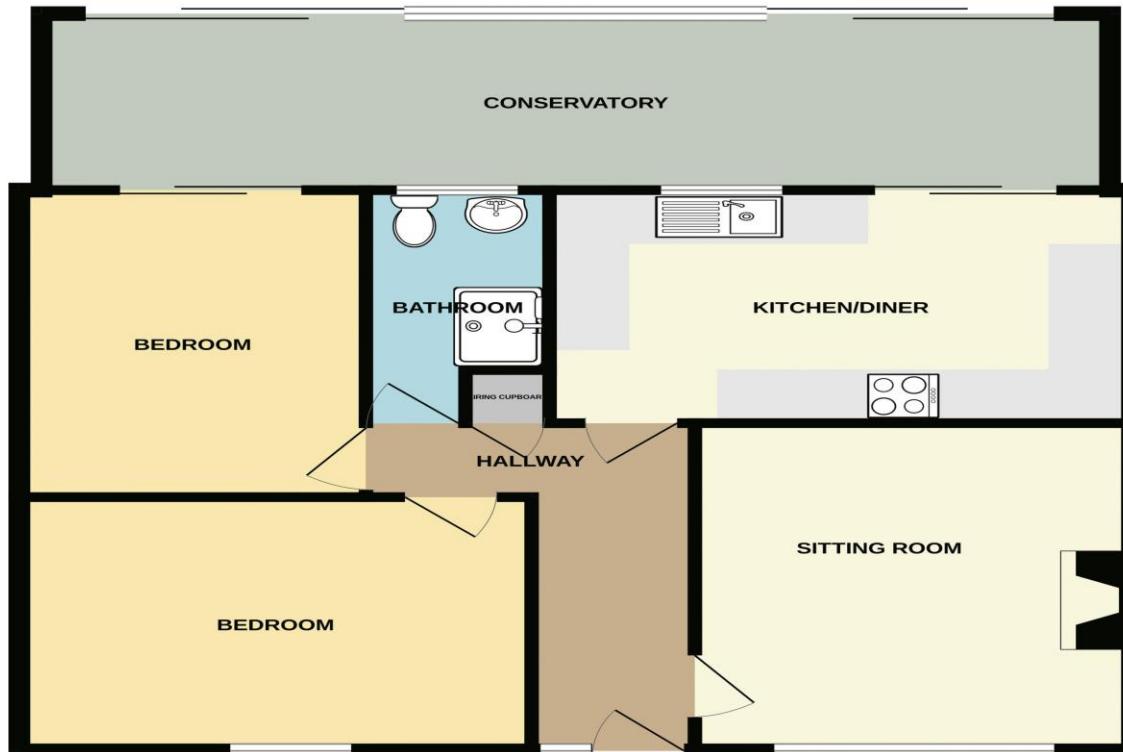
ACCOMMODATION

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 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

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.

Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk