



GIBBINS RICHARDS
FOR SALE
01823 663011
Making home moves happen

GIBBINS RICHARDS

27 Churchfields, Wellington, TA21 8SE

£284,950

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A fantastic three bedroom semi detached house presented in good order throughout and which benefits from a super rear garden and driveway parking for several vehicles. Modern kitchen and bathroom and useful utility and downstairs shower room.

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

Churchfields has to be one of the most convenient locations in Wellington. A short walk to the town centre enables excellent access to Waitrose, Asda and to the High Street. The nearby church, footpaths and filling station also make the location of this house perfect!

- SEMI DETACHED FAMILY HOUSE
- CONVENIENTLY SITUATED TO THE TOWN
- UTILITY AND DOWNSTAIRS SHOWER ROOM
- MODERN KITCHEN AND OPEN WITH THE DINING ROOM
- THREE BEDROOMS
- MODERN BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LARGE GARDEN WITH SHED, SUMMERHOUSE AND GREENHOUSE





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ACCOMMODATION

Entrance Porch

Sitting Room 15' 0" x 11' 7" (4.57m x 3.53m)

Dining area 11' 5" x 10' 0" (3.48m x 3.05m)

Kitchen 13' 5" x 7' 9" (4.09m x 2.36m)

Utility room

Shower Room

First Floor Landing

Bedroom One 14' 1" x 11' 6" (4.29m x 3.50m) Built in wardrobes

Bedroom Two 15' 10" x 10' 0" (4.82m x 3.05m)

Bedroom Three 7' 0" x 6' 8" (2.13m x 2.03m)

Family Bathroom

OUTSIDE

The plot offers generous outside space with ample parking to the front and a good size rear garden.



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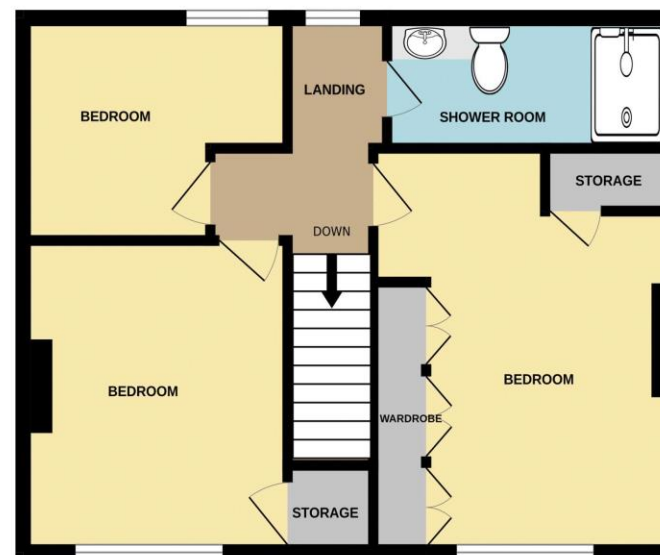


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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 106sq.ft. (9.8 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.

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 £20 + VAT (£24) **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