



12 Weavers Reach, Tonedale, Wellington, TA21 0DH

£287,500

GIBBINS RICHARDS   
Making home moves happen



A modern three bedroom semi detached house offering space, all modern conveniences, garage, beautiful rear garden and situated in a pleasant setting.

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

Weavers Reach is a modern development located in the heart of Tonedale. It sits beside the imposing Tonedale Mill - an historic Grade II listed building - and is convenient for many things - there is a children's playpark just across the mill leat along a nearby path, a late shop at the top of the road is handy for essential items, and a bus stop at the top of the roads links to the town centre. The whole area is steeped in history and therefore offers many additional areas of interest, footpaths, cycle routes and dog walks. Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores, whilst also benefitting from a range of educational and leisure facilities. Close by is Wellington Sport Centre, Rugby grounds, as well as the picturesque Edwardian public gardens and playing fields. Primary and Secondary Schools are also within walking distance.

### SEMI DETACHED HOME OCCUPYING A CORNER PLOT

LOVELY POSITION AT THE END OF THE DEVELOPMENT LOOKING OUT ONTO GREEN SPACE

TWO RECEPTION ROOMS AND THREE BEDROOMS

CLOAKROOM, FAMILY BATHROOM AND EN SUITE SHOWER ROOM

WELL MAINTAINED THROUGHOUT AND BEAUTIFULLY PRESENTED

ENCLOSED REAR GARDEN WITH SIDE ACCESS

SINGLE GARAGE AND PARKING

GAS CENTRAL HEATING AND DOUBLE GLAZING

RURAL WALKS & CYCLIE PATHS ON THE DOOR STEP AS WELL AS  
CONVENIENCE STORE, BUS STOP AND CAFE







## ACCOMMODATION

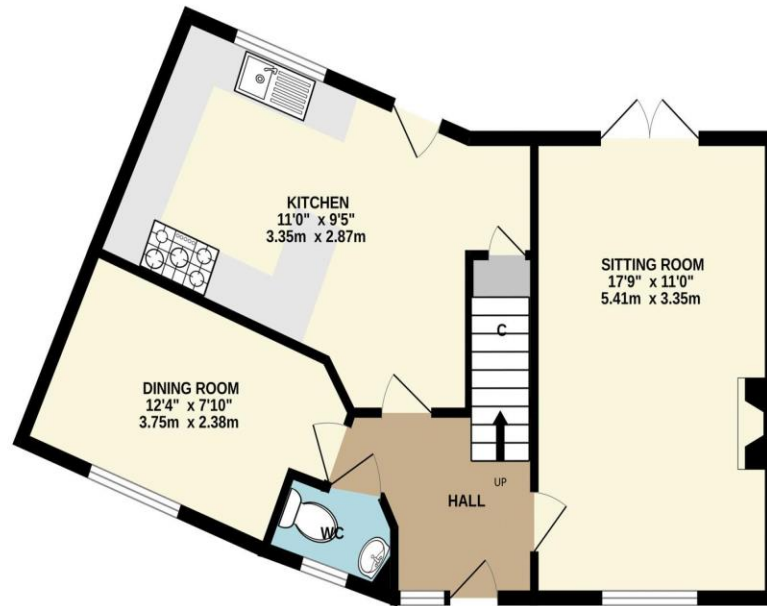
Entrance Hallway	Stairs leading to the first floor
Cloakroom	
Dining Room	12' 4" x 7' 9" (3.76m x 2.36m)
Kitchen/Breakfast Room	14' 10" x 9' 5" (4.52m x 2.87m)
Sitting Room	17' 9" x 10' 0" (5.41m x 3.05m)
First Floor Landing	
Bedroom One	15' 5" x 10' 0" (4.70m x 3.05m)
En-suite	
Bedroom Two	13' 3" x 9' 4" (4.04m x 2.84m)
Bedroom Three	8' 0" x 7' 10" (2.44m x 2.39m)
Family Bathroom	6' 8" x 6' 6" (2.03m x 1.98m)

## OUTSIDE

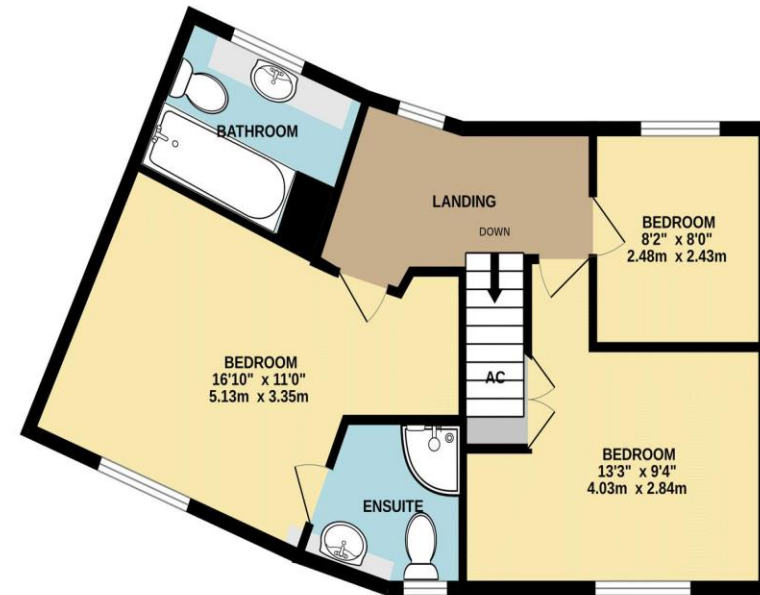
Paved frontage with steps leading to the front door and a paved driveway providing parking and access to the garage and side access. To the rear of the property is a well established enclosed garden laid to patio and lawn with flower and shrub borders.



GROUND FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 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.

