



GIBBINS RICHARDS 

78 Bramley Close, Wellington, TA21 9AF

Guide Price £465,000

GIBBINS RICHARDS 
Making home moves happen

A near-unique detached house built in 2009 by Barratt Homes, occupying a special position in this popular road, overlooking green space and a wildlife pond. With five bedrooms and loads of flexibility over three floors, this stunning house has been upgraded significantly and comes with a log burner, double garage and enclosed gardens.

Tenure: Freehold / Energy Rating: / Council Tax Band: E

The double-fronted house has a central entrance hall with the dining room to the right and full-depth sitting room to the left, each with a bay window. The kitchen / breakfast room to the rear also has a bay window overlooking the rear garden, which creates an excellent table space, as well as the central island. The ground floor also has a cloakroom and utility room. On the first floor are three bedrooms, two with en-suites, and a family bathroom, and the top floor has two further bedrooms and another shower room, making it ideal for an older dependent to be nearly self-contained, or for secluded workspace, away from the hub of the home.

There is so much flexibility in the property and, being on the more favoured paved sector of Bramley Close, has an enviable position too. There is a double garage and two parking spaces, and an enclosed westerly facing garden. The front of the property therefore faces east, ensuring some beautiful early morning sun in the front windows.

THREE STOREY TOWN HOUSE WITH GREAT FLEXIBILITY
FIVE BEDROOMS, FOUR BATHROOMS
CLOAKROOM AND UTILITY
DOUBLE GARAGE AND DRIVEWAY PARKING
SITTING ROOM WITH LOG BURNER, SEPARATE DINING ROOM
KITCHEN / BREAKFAST ROOM
FLEXIBLE TOP FLOOR SPACE
SUPERB POSITION OVERLOOKING GREEN SPACE AND POND
FAVOURABLE PART OF THIS POPULAR DEVELOPMENT





Entrance Hall

Dining Room 10' 8" x 9' 4" (3.25m x 2.84m) + bay

Kitchen / Breakfast Room 10' 7" x 11' 9" (3.22m x 3.58m) + bay

Utility Room 5' 9" x 6' 0" (1.75m x 1.83m)

Sitting Room 21' 4" x 11' 7" (6.50m x 3.53m)

First Floor Landing

Bedroom One 15' 7" x 10' 6" (4.75m x 3.20m)

En-Suite Shower Room

Family Bathroom 6' 8" x 5' 6" (2.03m x 1.68m)

Bedroom Two 12' 3" x 11' 6" (3.73m x 3.50m)

En-suite Shower Room

Bedroom Three

Top Floor Landing

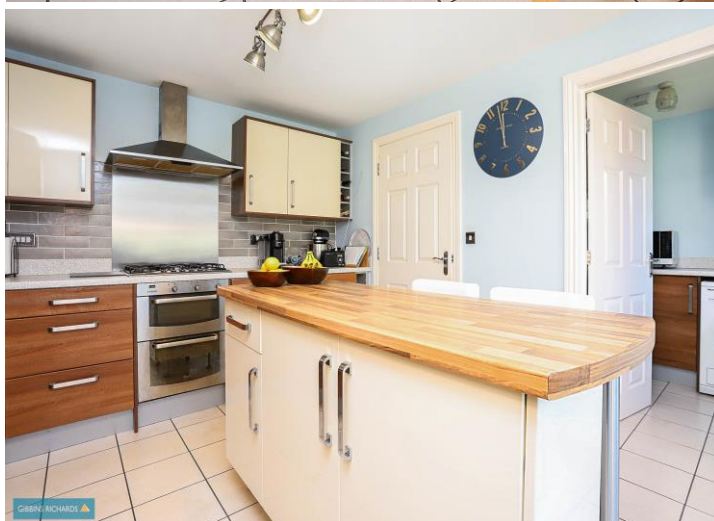
Bedroom Four 15' 5" x 11' 10" (4.70m x 3.60m)

Shower Room 7' 5" x 6' 4" (2.26m x 1.93m)

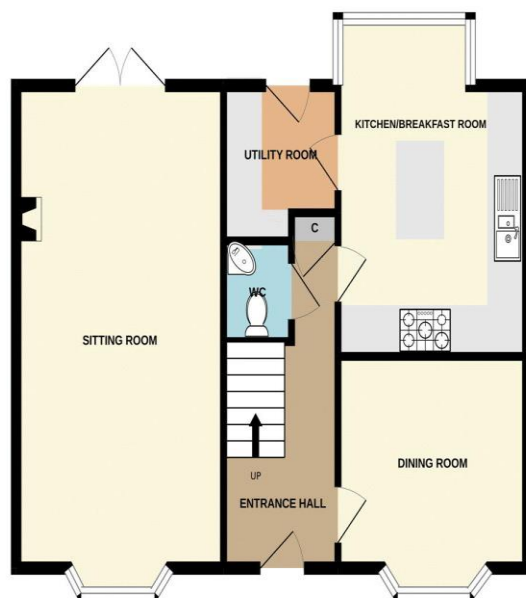
Bedroom Five 10' 9" x 8' 9" (3.27m x 2.66m)

Enclosed rear garden, facing due west

Double Garage 17' 0" x 17' 0" (5.18m x 5.18m)



GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



2ND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1735 sq.ft. (161.2 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 £30 + VAT (£36) **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.



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