




GIBBINS RICHARDS 

5 Pear Tree Way, Wellington TA21 9AB

Guide Price £440,000

GIBBINS RICHARDS   
Making home moves happen



A beautifully-presented detached family home built by Charles Church. The house has excellent living space in the form of three reception rooms, a conservatory, modern fitted kitchen and utility. On the first floor there are four double bedrooms, an en-suite and family bathroom. The house is further augmented by an enclosed rear garden and a detached double garage.

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

Pear Tree Way is well located in this popular modern development and offers good transport links to the motorway, Taunton and the A38 bypass. There is also good access, via foot, bus or bicycle, into Wellington town where there is a Waitrose, other supermarkets and a wealth of independent shops and restaurants.

FOUR BEDROOMED HOME  
ADDITIONAL CONSERVATORY  
BEAUTIFULLY PRESENTED  
SPACIOUS INTERIOR  
EXCELLENT OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM  
DETACHED DOUBLE GARAGE AND OFF STREET PARKING  
EN-SUITE SHOWER ROOM TO MASTER BEDROOM  
ENCLOSED REAR GARDEN  
GAS CENTRAL HEATING  
DOUBLE GLAZING







Entrance Hall

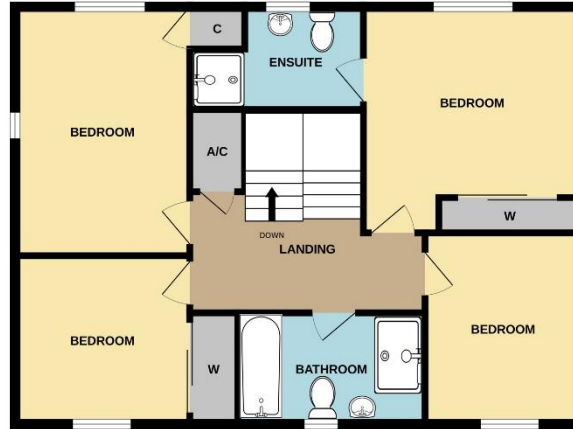
Cloakroom	7' 7" x 3' 6" (2.31m x 1.07m)
Study	12' 5" x 7' 7" (3.78m x 2.31m)
Kitchen/Breakfast Room	12' 0" x 13' 2" (3.65m x 4.01m)
Dining Area	12' 2" x 9' 1" (3.71m x 2.77m)
Utility Room	6' 9" x 6' 7" (2.06m x 2.01m)
Conservatory	11' 3" x 11' 0" (3.43m x 3.35m)
Sitting Room	16' 2" x 12' 5" (4.92m x 3.78m)
First Floor Landing	
Bedroom 1	12' 4" x 13' 0" (3.76m x 3.96m)
En-suite	9' 9" x 6' 9" (2.97m x 2.06m)
Bedroom 2	14' 0" x 10' 2" (4.26m x 3.10m)
Bedroom 3	9' 10" x 10' 2" (2.99m x 3.10m)
Bedroom 4	10' 9" x 8' 10" (3.27m x 2.69m)
Family Bathroom	11' 3" x 6' 6" (3.43m x 1.98m)
Outside	Enclosed rear garden. Double garage and off street parking.



GROUND FLOOR  
911 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR  
780 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 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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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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