



Cox Road, WELLINGTON TA21 9RD
£525,000

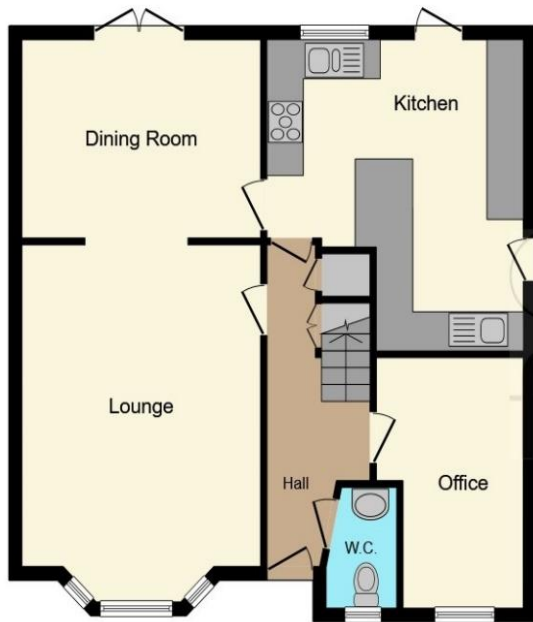

fox & sons

welcome to

Cox Road, WELLINGTON

Fox and Sons are delighted to bring to the market this stunning four bedroom detached home in the desirable town of Wellington. The property has been finished to a very high standard, with a stunning landscaped rear garden. Please call now to book in a viewing!

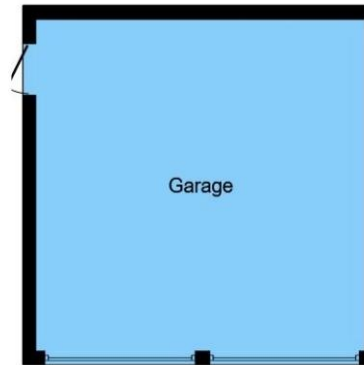




Ground Floor



First Floor



Garage

Total floor area 166.6 sq.m. (1,793 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Cloackroom

Study/office

12' 3" x 9' (3.73m x 2.74m)

Lounge

18' 7" Into Bay x 12' 7" (5.66m Into Bay x 3.84m)

Dining Room

12' 7" x 9' 9" (3.84m x 2.97m)

Kitchen

16' 1" Max x 15' 8" Max (4.90m Max x 4.78m Max)

Landing

Master Bedroom

12' 6" Max x 11' 9" Max (3.81m Max x 3.58m Max)

Dressing Room To Master

9' 9" x 4' 5" (2.97m x 1.35m)

En Suite

Bedroom 2

13' 5" x 8' 9" (4.09m x 2.67m)

Bedroom 3

11' 1" x 8' 9" (3.38m x 2.67m)

Bedroom 4

12' 3" x 7' 8" (3.73m x 2.34m)

Bathroom

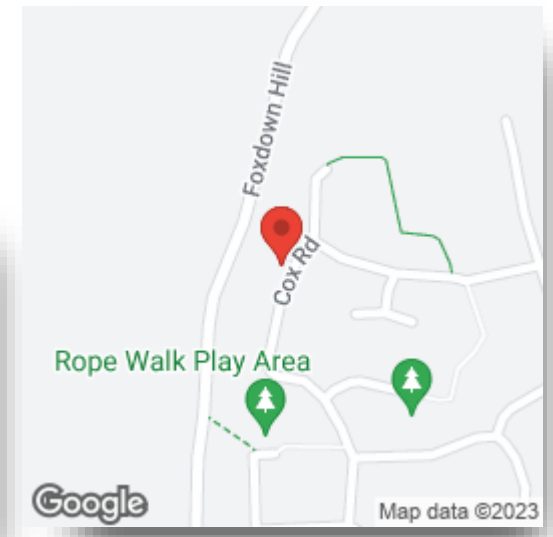
welcome to

Cox Road, WELLINGTON

- Executive Four Bedroom Detached Home
- Landscaped Rear Garden With Beautiful Views
- Double Garage and Off road Parking
- High Specification Kitchen
- Real Gas Fireplace

Tenure: Freehold EPC Rating: C

£525,000



view this property online fox-and-sons.co.uk/Property/TAU107792

Please note the marker reflects the postcode not the actual property



Property Ref:
TAU107792 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



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