



**Longforth Road, Wellington TA21 8RQ**



**welcome to**

**Longforth Road, Wellington**

Stunning Four Double Bedroom Home. Extra Reception Room. Fantastic Open Plan Kitchen Diner. Large Rear Garden. Off Road Parking For Two Cars!  
Call Now to Book a Viewing!





**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

13' 11" Max x 11' 4" Max ( 4.24m Max x 3.45m Max )

**Office**

10' 6" x 10' 3" ( 3.20m x 3.12m )

**Kitchen/ Diner**

21' 7" Max x 12' 7" Max ( 6.58m Max x 3.84m Max )

**Landing**

**Bedroom 1**

14' x 10' 6" ( 4.27m x 3.20m )

**Bedroom 2**

10' 6" x 8' 10" ( 3.20m x 2.69m )

**Bedroom 3**

12' 1" x 8' 11" ( 3.68m x 2.72m )

**Bedroom 4 (2nd Floor)**

15' 8" Max x 12' 2" Max ( 4.78m Max x 3.71m Max )

**Bathroom**

**Front Garden**

**Rear Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Longforth Road, Wellington

- Stunning Four Double Bedroom Home
- Fantastic Open Planned Kitchen/ Diner
- Large Rear Garden with Two Patio Areas and Substantial Outbuildings
- Separate Office Room and Attic Conversion for Extra Bedroom.
- Council Tax Band - B

Tenure: Freehold EPC Rating: D

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/TAU108418](https://fox-and-sons.co.uk/Property/TAU108418)



Property Ref:  
TAU108418 - 0009

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