



GIBBINS RICHARDS 

Maranden, Milverton Road, Tonedale, Wellington TA21 0AJ  
Offers in the Region Of £270,000

GIBBINS RICHARDS   
Making home moves happen

A deceptively spacious two bedroom semi detached bungalow occupying a good size plot and with the benefit of gas central heating and double glazing.

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

Situated on the edge of the town, this spacious bungalow really has the best of both worlds, the likes of which are seldom available. With some beautiful rural and historical walks on the doorstep and all the facilities that Wellington offers all within a mile away.

SEMI DETACHED BUNAGLOW  
GOOD SIZE REAR GARDEN  
DRIVEWAY PARKING FOR TWO CARS  
GARAGE WITH POWER AND LIGHT  
SPACIOUS SITTING ROOM & DINING ROOM  
MODERN KITCHEN  
TWO DOUBLE BEDROOMS  
GAS CENTRAL HEATING, DOUBLE GLAZNG AND SEPTIC TANK DRAINAGE



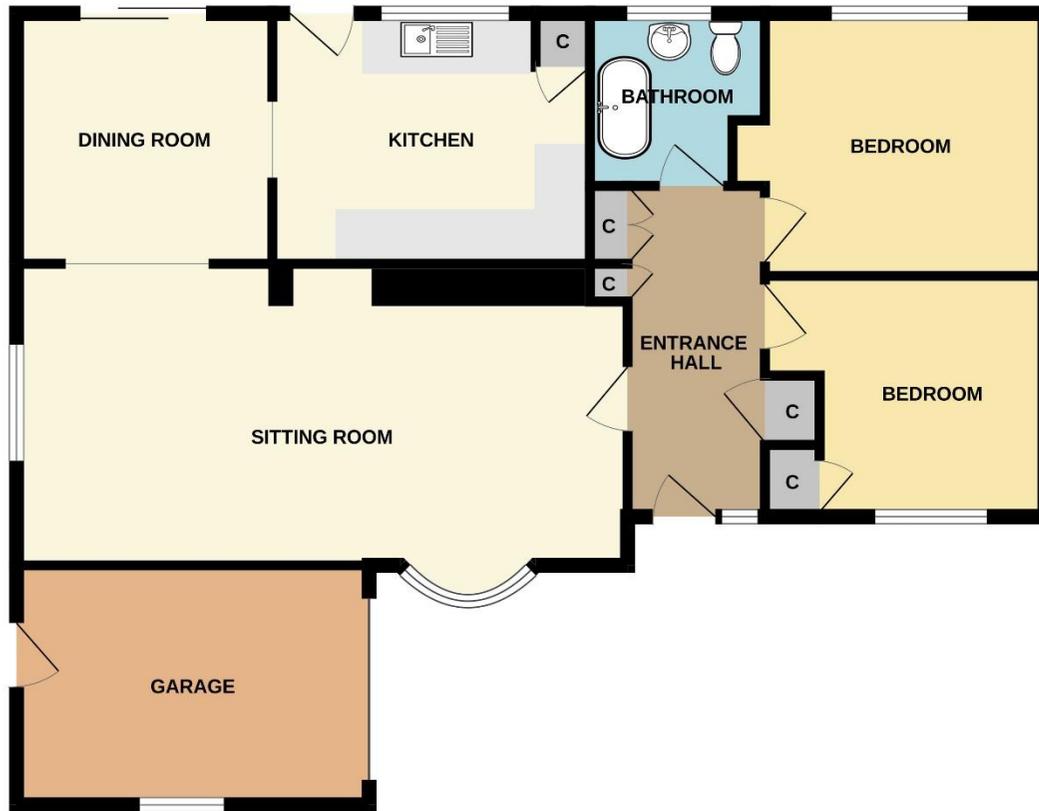


## ACCOMMODATION

Entrance Hallway	12' 3" x 5' 1" (3.73m x 1.55m)	Three storage cupboards.
Sitting Room	25' 1" x 12' 0" (7.64m x 3.65m)	
Dining Room	10' 0" x 9' 8" (3.05m x 2.94m)	
Kitchen	12' 9" x 9' 10" (3.88m x 2.99m)	
Bedroom One	11' 4" x 9' 10" (3.45m x 2.99m)	
Bedroom Two	9' 8" x 9' 3" (2.94m x 2.82m)	
Family Bathroom	6' 6" x 4' 9" (1.98m x 1.45m)	
Outside	To the front of the property is driveway parking providing access to the garage. Side access to the rear garden through the garage. The rear garden is of a good size, fully enclosed and mainly laid to lawn and patio area. Storage shed. Pond.	



GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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.



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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.  
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50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828  
Email: [tn@gibbinsrichards.co.uk](mailto:tn@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)