



49 Meyer Close, Wellington TA21 9FE
Offers in the Region Of £239,950

GIBBINS RICHARDS 
Making home moves happen

A three bedroomed modern terrace situated within this popular development built in 2017 by Persimmon Homes. Parking, garden and convenient footpaths leading to the town centre.

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

Meyer Close is located on the Cades Farm development to the East of the town and is excellently located for both Wellington town centre, transport links to the A38 and the M5 motorway, as well as supermarkets and regular bus services.

AGENTS NOTE As with most modern developments there is an annual contribution to the maintenance of open spaces which we understand to be in the region of £180 per annum.

THREE BEDROOMED MODERN HOUSE
MID TERRACE
POPULAR MODERN DEVELOPMENT
GAS CENTRAL HEATING AND DOUBLE GLAZING
DRIVEWAY PARKING FOR TWO CARS
KITCHEN / DINER
CLOAKROOM, EN-SUITE AND FAMILY BATHROOM

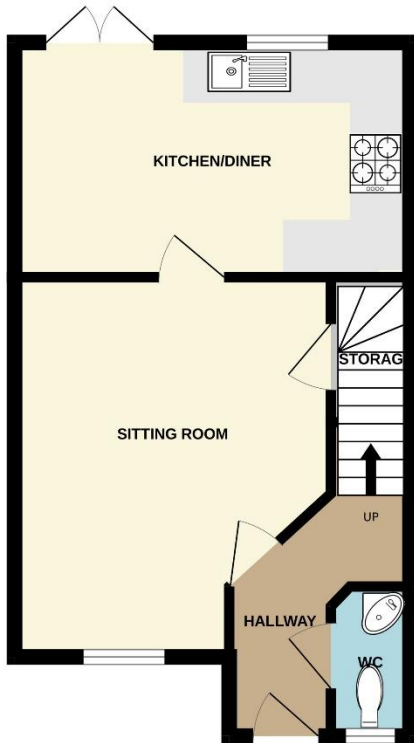




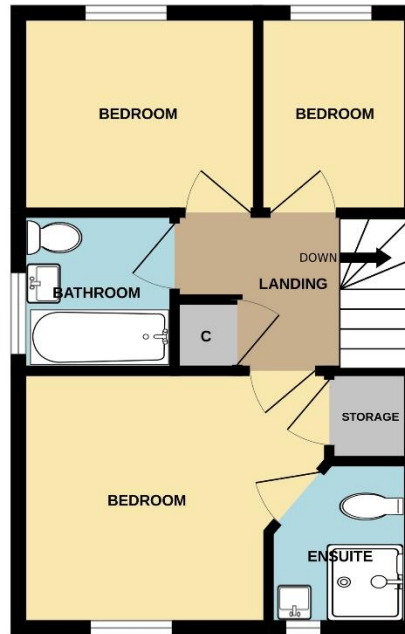
Entrance	Stairs to first floor.
Sitting Room	14' 4" x 11' 11" (4.37m x 3.63m)
Kitchen / Diner	15' 2" x 8' 10" (4.62m x 2.69m)
Cloakroom	5' 8" x 3' 0" (1.73m x 0.91m)
First Floor Landing	Access to loft space
Bedroom One	11' 11" x 9' 7" (3.63m x 2.92m)
En-suite	6' 4" x 5' 5" (1.93m x 1.65m)
Bedroom Two	8' 11" x 7' 8" (2.72m x 2.34m)
Bedroom Three	7' 7" x 6' 0" (2.31m x 1.83m)
Family Bathroom	5' 11" x 5' 10" (1.80m x 1.78m)
Outside	To the front of the property is driveway parking for two vehicles. The rear garden is enclosed with a rear pedestrian access gate and is on two levels with decking and lawn areas.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 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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