



31 Pear Tree Way, Wellington TA21 9AB  
Offers in the Region Of £319,950

**GIBBINS RICHARDS**   
Making home moves happen

A well presented three bedroom detached family house, comprising of sitting room with recently installed wood burner, cloakroom, kitchen/diner, family bathroom and en suite to the master bedroom. Benefiting from garden frontage and an enclosed side garden. Attached garage to the rear and driveway parking.

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

Wellington lies at the foot of the Blackdown hills and is a small market town with a strong sense of community. The town boasts an abundance of boutique, independent shops and national stores such as Waitrose. There are plenty of options for eating out and things to do, all with countryside on the doorstep. Wellington is also home to a public school, Wellington School, and Courtfields Community school. There is a 1930s cinema, arts centre, cricket, rugby and football clubs, sports centre with swimming pool, as well as a Grade II listed formal park / gardens, playparks and so much more which adds to this community. The M5 is accessed within a 5 minute drive from this development as well as Lidl supermarket and bus services. A convenient and friendly place to live.

MODERN DETACHED HOME  
POPULAR DEVELOPMENT ON WELLINGTON TOWN OUTSKIRTS  
THREE BEDROOMS - MASTER WITH EN-SUITE  
FRONT AND REAR GARDENS  
OFF ROAD PARKING  
GARAGE  
DOUBLE GLAZING  
GAS CENTRAL HEATING





Entrance hall	Stairs to first floor. Storage cupboard.
Cloakroom	
Sitting Room	10' x 15' 8" (3.05m x 4.78m)
Kitchen/Breakfast Room	16' 5" x 15' 8" (5m x 4.78m) Under stairs cupboard. Wall mounted boiler. Patio doors to the garden.
First Floor Landing	
Bedroom 1	12' 8" x 8' 8" (3.86m x 2.64m)
Bedroom 2	10' 1" x 9' 1" (3.07m x 2.77m) Access to loft space.
Bedroom 3	6' 4" x 7' 1" (1.93m x 2.16m)
Family Bathroom	
Outside	Single garage with up and over door. Parking for one car in front of the garage. A good sized enclosed garden mainly laid to lawn with a area of decking. Garden shed. Gate providing side access to the garden.



GROUND FLOOR



1ST FLOOR



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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