



GIBBINS RICHARDS 

63 Beech Hill, Wellington, TA21 8ER
Offers in the Region Of £275,000

GIBBINS RICHARDS 
Making home moves happen

A detached bungalow built in approx 1970 occupying a good size plot within this popular residential area, The property has been neglected and required a comprehensive refurbishment programme throughout. Energy Rating: TBC

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

Beech Hill is ideally situated for both access to the town center and the A38 bypass, providing great links to Taunton and the motorway. It is a sought after area of town which offers a variety of property in established residential area. The local shop is only a short walk away.

- DETACHED BUNGLAOW
- REQUIRNG COMPLETE REFURBISHMENT
- SOUTH FACING REAR GARDEN
- DRIVEWAY PARKING
- SINGLE GARAGE
- MAIN SERVICES ARE AVAILABLE
- GAS CENTRAL HEATING





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ACCOMMODATION

Entrance Hallway

Sitting Room 19' 11" x 10' 10" (6.07m x 3.30m)

Kitchen/Breakfast Room 11' 1" x 9' 11" (3.38m x 3.02m)

Bathroom 7' 1" x 6' 1" (2.16m x 1.85m)

Bedroom One 13' 4" x 12' 0" (4.06m x 3.65m)

Bedroom Two 9' 11" x 9' 11" (3.02m x 3.02m)

OUTSIDE

To the front of the property is a driveway providing parking for two vehicles and which leads to the SINGLE GARAGE. An enclosed rear garden.



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GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.3 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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