



GIBBINS RICHARDS 

34 Walkers Gate, Wellington, Wellington TA21 8DJ

£225,000

GIBBINS RICHARDS   
Making home moves happen

A two (potential three) bedroom town house situated in this quiet cul de sac, offering convenience to the town centre and other local amenities. The accommodation is arranged over three floors and from the upper floors enjoys a great outlook.

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

Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores, whilst also benefitting from a range of educational and leisure facilities. Close by is Wellington Sport Centre, The Wellesley Cinema, The Cleve Hotel & Spa as well as the picturesque Edwardian public gardens and playing fields. Primary and Secondary Schools are also within walking distance.

- POPULAR, CLOSE TO TOWN LOCATION
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- INTEGRAL GARAGE AND DRIVEWAY PARKING
- OFFERED WITH NO ONWARD CHAIN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- MATURE ENCLOSED REAR GARDEN
- TWO / POTENTIAL THREE BEDROOMS
- FIRST FLOOR SITTING ROOM & KITCHEN





## ACCOMMODATION

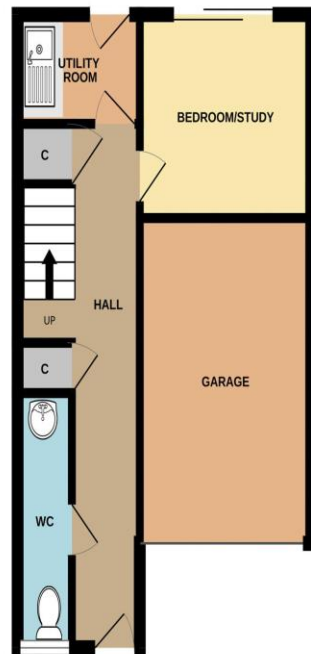
Entrance Hallway	Stairs to upper floors.
Cloakroom	2' 7" x 10' 0" (0.79m x 3.05m)
Utility room	6' 2" x 4' 0" (1.88m x 1.22m)
Study / Potential Bedroom Three	7' 8" x 7' 10" (2.34m x 2.39m)
First Floor Landing	
Kitchen	9' 10" x 8' 0" (2.99m x 2.44m)
Sitting Room	14' 11" x 14' 0" (4.54m x 4.26m)
Second Floor Landing	
Bedroom One	14' 10" x 9' 7" (4.52m x 2.92m)
Bedroom Two	8' 9" x 8' 0" (2.66m x 2.44m)
Family Bathroom	8' 0" x 5' 8" (2.44m x 1.73m)

## OUTSIDE

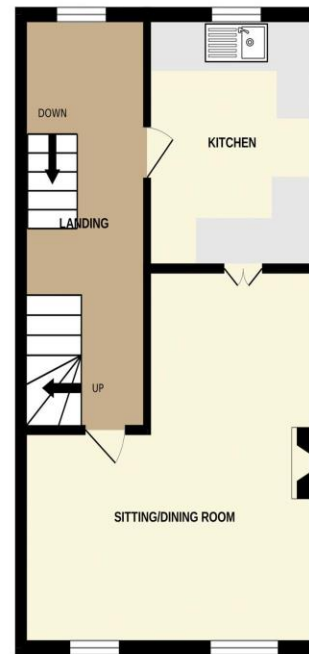
To the front of the property is a driveway providing parking for one vehicle. The rear garden is fully enclosed and laid to patio, lawn with mature flower and shrub borders.



GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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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