



GIBBINS RICHARDS 

30 Prices Avenue, Wellington, TA21 8DS
Offers in Excess of £400,000

GIBBINS RICHARDS 
Making home moves happen

Presented to show home standard! A spacious and light four bedroom detached family home with accommodation over three floors, landscaped rear garden, single garage and two parking spaces. An excellent family space!

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

Located on the Longforth Farm development ideally placed on the outskirts of Wellington yet still within walking distance of the town centre.

The development is popular with families and The Islambard Kingdom Brunel (IKB) Primary School is a brand new primary school close by. A short walk through footpaths which leads to Wellington town centre, and the road links to Chelston, Taunton and the M5 motorway are just a few minutes' drive away. Wellington is a small market town with a strong sense of community and boasts an abundance of boutiques, independent shops and national stores. There are plenty of options for eating out and things to do, all with the countryside on the doorstep.

DETACHED MODERN FAMILY HOME

SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS

POPULAR DEVELOPMENT IN A CONVENIENT LOCATION

BUILT BY BLOOR HOMES

LARGE KITCHEN / DINER / FAMILY ROOM

PRESENTED TO A HIGH STANDARD

EN SUITE FACILITIES

GAS CENTRAL HEATING AND DOUBLE GLAZING

CONVENIENT TO THE TOWN CENTRE, & TRANSPORT LINKS

MANAGEMENT CHARGES FOR UPKEEP OF COMMUNAL AREAS





ACCOMMODATION

Entrance Hallway	
Cloakroom	4' 8" x 3' 3" (1.42m x 0.99m)
Utility	4' 8" x 4' 1" (1.42m x 1.24m)
Sitting Room	15' 1" x 11' 3" (4.59m x 3.43m)
Kitchen/Dining /Family Room	20' 4" x 14' 6" (6.19m x 4.42m)
First Floor Landing	
Bedroom Two	14' 6" x 10' 4" (4.42m x 3.15m)
En-suite	8' 1" x 5' 5" (2.46m x 1.65m)
Bedroom Three	10' 8" x 10' 6" (3.25m x 3.20m)
Bedroom Four	9' 7" x 7' 6" (2.92m x 2.28m)
Family Bathroom	10' 6" x 7' 7" (3.20m x 2.31m)
Second Floor Landing	Large Storage Cupboard
Second Floor Bedroom	15' 3" x 10' 6" (4.64m x 3.20m)
	Fitted wardrobes
En-suite	8' 1" x 5' 5" (2.46m x 1.65m)

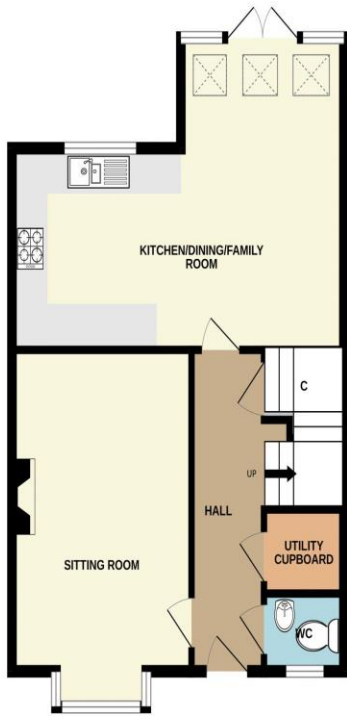
OUTSIDE

A beautifully enclosed landscaped rear garden

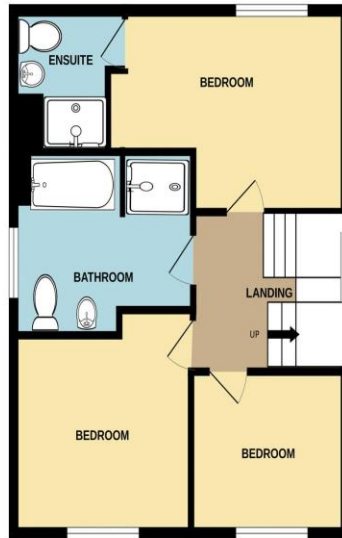
Greenhouse / Garden Room	7' 7" x 6' 3" (2.31m x 1.90m)
Garage	9' 10" x 9' 6" (2.99m x 2.89m)



GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.

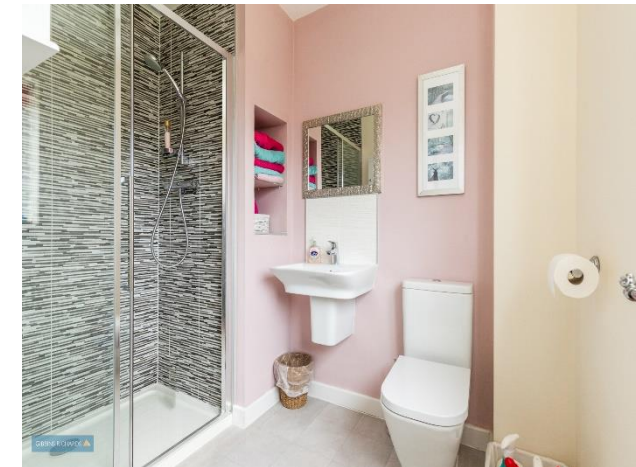


TOTAL FLOOR AREA : 1386 sq.ft. (128.8 sq.m.) approx.

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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk