



GIBBINS RICHARDS 
Making home moves happen

7 Cades Mead,, Wellington TA21 9AA

£319,950

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A three bedroom detached house at the front of this popular cul de sac. The property benefits from an en-suite, family bathroom, modern fitted kitchen and two receptions. Gas central heating and double glazing throughout. Single garage and a delightfully-enclosed south west facing rear garden.

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

The entrance hall leads to a wc, sitting room with patio doors and a spacious kitchen / dining room. Upstairs there are two double bedrooms, a large single, en-suite shower room and family bathroom. Externally the house has an enclosed garden with additional sections to the side and front, as well as parking and an attached single garage. 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.

THREE BEDROOM DETACHED HOUSE

SITTING ROOM, DINING ROOM, FITTED KITCHEN, CLOAKROOM

THREE BEDROOMS, FAMILY BATHROOM

FRONT, SIDE AND REAR GARDENS

PARKING AND SINGLE GARAGE

WELL PRESENTED THROUGHOUT

SOUTH WEST FACING REAR GARDEN

CLOSE TO LOCAL SUPERMARKET AND BUS STOP WHICH LINKS PLYMOUTH & BRISTOL



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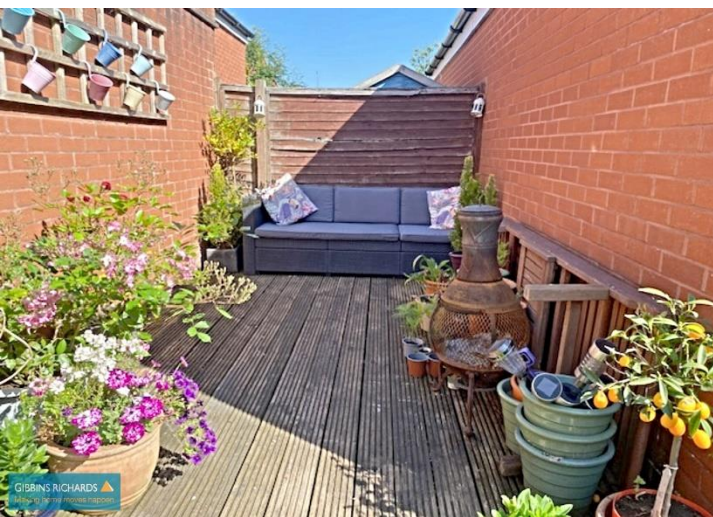


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Entrance Hall	
Cloakroom	
Sitting Room	16' 7" x 10' 10" (5.05m x 3.30m)
Dining Room	9' 8" x 8' 9" (2.94m x 2.66m)
Kitchen	9' 8" x 8' 9" (2.94m x 2.66m)
First Floor Landing	
Bedroom Three	9' 9" x 8' 3" (2.97m x 2.51m) maximum
Bedroom Two	10' 11" x 9' 3" (3.32m x 2.82m) + recess.
Bedroom One	10' 11" x 9' 11" (3.32m x 3.02m)
En-suite Shower room	
Family Bathroom	6' 6" x 5' 6" (1.98m x 1.68m)
Single Garage	18' 0" x 9' 3" (5.48m x 2.82m)
Front and enclosed rear gardens.	



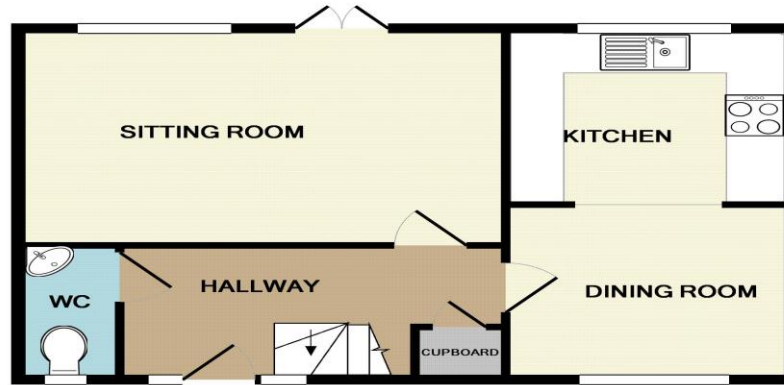
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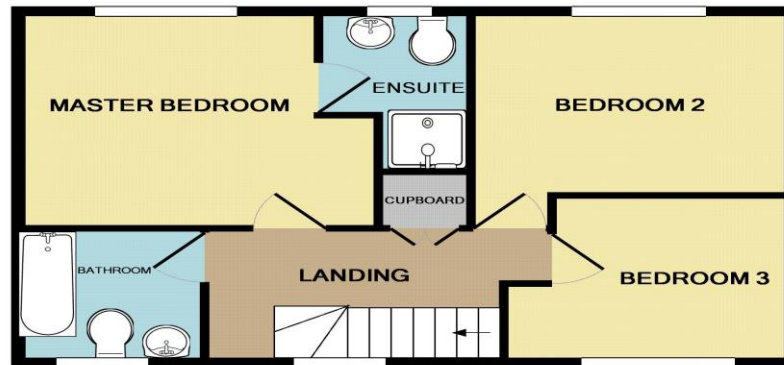
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GROUND FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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