




GIBBINS RICHARDS 

14 Immenstadt Drive, Wellington TA21 9PT
Offers in the Region Of £460,000

GIBBINS RICHARDS 
Making home moves happen

A four bedroom detached house, situated on this popular and well established development to the South of the town. Well balanced family accommodation, enclosed rear garden and parking and double garage.

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

Immenstadt Drive is situated in this sought after development on the desirable south side of Wellington. It is just a short stroll to the popular Wellesley Park Primary School and has ease of access to the M5 from the Wellington bypass without having to pass through the town. Wellington is a small market town near the Devon/Somerset border which runs between the Blackdown Hills and the Brendon Hills with the County town of Taunton to the north. The town boasts an abundance of boutiques and independent stores as well as larger national stores such as Waitrose. There are plenty of options for eating out, or watching the world go by. The town also offers an assortment of both educational and leisure facilities such as a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to Taunton which is approximately 7 miles distant and the M5 can be accessed just outside the town at Junction 26.

SPACIOUS DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN
POPULAR RESIDENTIAL & WELL ESTABLISHED DEVELOPMENT
KITCHEN / BREAKFAST ROOM & UTILITY
SITTING ROOM, DINING ROOM & STUDY
FOUR GOOD SIZE BEDROOMS, MASTER WITH EN SUITE AND FAMILY BATHROOM
ENCLOSED EASY TO MAINTAIN REAR GARDEN
DOUBLE GARAGE AND DRIVEWAY PARKING
CONVENIENT TO THE TOWN CENTRE AND TRANSPORT LINKS





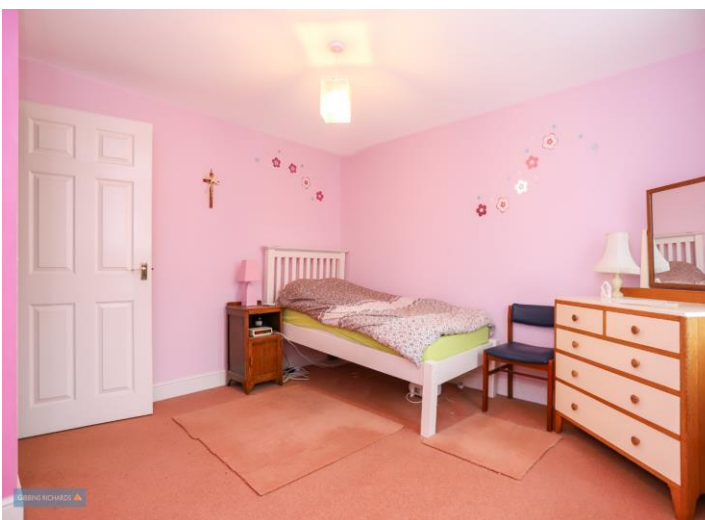
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ACCOMMODATION

Entrance Hallway	Stairs leading to the first floor.
Cloakroom	5' 4" x 5' 1" (1.62m x 1.55m)
Sitting Room	20' 2" x 13' 1" (6.14m x 3.98m)
Dining Room	11' 2" x 11' 1" (3.40m x 3.38m)
Kitchen/Breakfast Room	16' 2" x 12' 11" (4.92m x 3.93m)
Utility room	7' 2" x 5' 8" (2.18m x 1.73m)
First Floor Landing	Airing cupboard. Access to loft space.
Bedroom One	13' 6" x 11' 0" (4.11m x 3.35m)
Dressing Area	8' 2" x 3' 8" (2.49m x 1.12m)
En-suite	8' 2" x 3' 8" (2.49m x 1.12m)
Bedroom Two	13' 3" x 10' 4" (4.04m x 3.15m)
Bedroom Three	12' 2" x 10' 9" (3.71m x 3.27m)
Bedroom Four	10' 7" x 8' 2" (3.22m x 2.49m)
OUTSIDE	An enclosed rear garden laid to patio and lawn. Driveway parking for three vehicles.
Garage	17' 0" x 16' 7" (5.18m x 5.05m)



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GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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.



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.