



GIBBINS RICHARDS 

19 Springfield Road, Wellington TA21 8LQ

£279,950

GIBBINS RICHARDS   
Making home moves happen

A well presented three bedroom Victorian terrace house situated in this favoured by many residential roads. With a first floor bathroom, extended modern kitchen and rear garden with double garage, this is a perfect house for many! Energy Rating: C, 72

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

The house has been amended in recent years to now offer a front porch, sitting room, dining room and large kitchen to the rear. On the first floor are three good sized bedrooms and a refitted bathroom. The house comes with double glazing and gas central heating and a new roof. Springfield Road is often deemed as one of the town's most popular roads, with a great community spirit and it's own Facebook group. It is well located for the sports centre, play parks, The Basins and is just a short walk from the town centre.

THREE BEDROOMED TERRACED HOUSE  
TWO RECEPTION ROOMS  
EXTENDED MODERN KITCHEN / BREAKFAST ROOM  
FIRST FLOOR BATHROOM  
GOOD SIZED RECENTLY LANDSCAPED REAR GARDEN  
DOUBLE GARAGE AND PARKING TO THE REAR  
IN GOOD ORDER THROUGHOUT  
MUCH CHARACTER AND CHARM  
CLOSE TO MANY AMENITIES AND SPORTS CENTRE  
SOMERSET WEST AND TAUNTON COUNCIL TAX BAND B





## ACCOMMODATION

Entrance Porch

Sitting Room 15' 9" x 11' 1" (4.80m x 3.38m)

Dining Room 13' 11" x 12' 3" (4.24m x 3.73m)

Kitchen / Breakfast Room 15' 0" x 9' 7" (4.57m x 2.92m)

First Floor Landing Access to loft space.

Bedroom One 14' 8" x 8' 5" (4.47m x 2.56m) with built in wardrobes

Bedroom Two 10' 2" x 8' 10" (3.10m x 2.69m)

Bedroom Three 11' 2" x 6' 11" (3.40m x 2.11m)

Bathroom 6' 7" x 5' 4" (2.01m x 1.62m)

## OUTSIDE

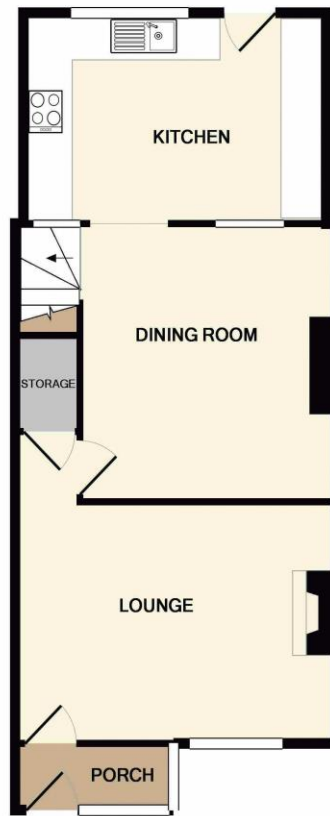
Rear Garden

Garage 19' 7" x 12' 4" (5.96m x 3.76m)

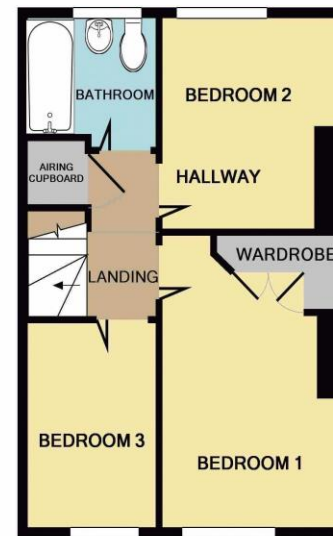
## DIRECTIONS

From the town centre head out on North Street and continue into Waterloo Road. Turn left into Corams Lane and then bear right after the car park into Springfield Road. The property is towards the bottom end on the right hand side. The rear and garage are approached via a service lane, accessed from both ends of Springfield Road.





GROUND FLOOR  
APPROX. FLOOR  
AREA 525 SQ.FT.  
(48.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(33.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.7 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 £20 + VAT (£24) 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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