



GIBBINS RICHARDS 

38 Russet Close, Wellington, TA21 9BJ

£198,625

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Making home moves happen

A well presented three bedroom semi detached house located in a cul de sac position.

The property is offered for sale under the Section 106 Agreement, whereby the property is discounted by 30% of the full market value, an excellent scheme to enable people with a local connection to buy affordable housing.

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

Russet Close forms part of the Cades Farm development to the east of town. There are great transport links to the A38 and M5, as well as access on foot via numerous paths to the town centre.

### THREE BEDROOM MODERN SEMI DETACHED HOME

TO PURCHASE THIS PROEPRTY YOU MUST HAVE A LOCAL CONNECTION TO THE TOWN OF WELLINGTON

PLEASE CONTACT US TO CHECK YOUR ELIGIBILITY

MODERN KITCHEN / DINER

MASTER BEDROOM WITH EN-SUITE

ENCLOSED REAR GARDEN, SINGLE GARAGE AND PARKING

CONVEINETLY LOCATED FOR A38 AND M5 AND BUS ROUTES





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## ACCOMMODATION

Entrance Hallway	Stairs lead to the first floor
Cloakroom	
Sitting Room	14' 0" x 12' 0" (4.26m x 3.65m)
Kitchen/Diner	15' 5" x 9' 0" (4.70m x 2.74m)
First Floor Landing	Access to loft space. Which is boarded.
Bedroom One	11' 9" x 8' 7" (3.58m x 2.61m)
En-suite	
Bedroom Two	9' 1" x 8' 8" (2.77m x 2.64m)
Bedroom Three	9' 1" x 6' 4" (2.77m x 1.93m)
Bathroom	

## OUTSIDE

The rear garden is mainly laid and patio and lawn with flower and shrub borders. Outside water tap. To the left of the property a shared driveway leads to a block of garages with the middle garage belonging to the property. A roller door gives access with storage to the eaves. Parking for one vehicle to the front.



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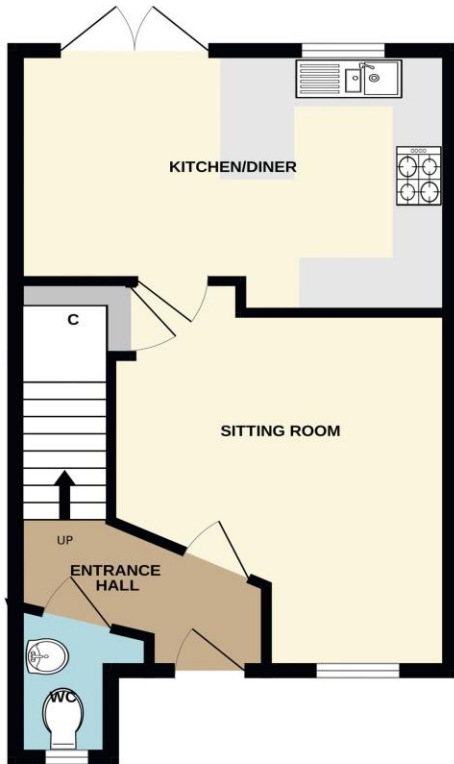


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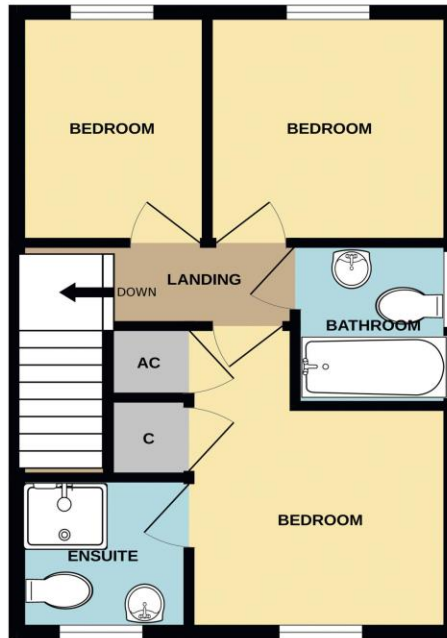


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GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.9 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.

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