



GIBBINS RICHARDS

22 Beech Hill, Wellington, TA21 8ES
Offers in the Region Of £310,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroom semi detached house requiring modernising, located within this popular residential area to the south of the town. Driveway parking and garage with an addition room to the rear which is suitable for a variety of uses.

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

Beech Hill is ideally situated for both access to the town center and the A38 bypass, providing great links to Taunton and the motorway. It is a sought after area of town which offers a variety of property in established residential area. The local shop is only a short walk away.

SEMI DETACHED HOUSE SITUATED IN POPULAR LOCATION
SPACIOUS OPEN PLAN SITTING ROOM / DINING ROOM
CLOAKROOM
THREE BEDROOMS
ADDITIONAL ROOM SUITABLE FOR A VARIERY OF USES
GAS CENTRAL HEATING AND DOUBLE GLAZING
GARAGE AND DIVEWAY PARKING
OFFERED WITH NO ONWARD CHAIN





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ACCOMMODATION

Entrance Porch	
Entrance Hallway	Stairs leading to the first floor. Under stairs cupboard.
Sitting Room	23' 11" x 12' 0" (7.28m x 3.65m)
Dining Room	10' 4" x 7' 6" (3.15m x 2.28m) Open plan with the sitting room.
Kitchen	10' 10" x 8' 11" (3.30m x 2.72m)
Cloakroom	4' 6" x 4' 5" (1.37m x 1.35m)
Covered side lobby	
First Floor Landing	Access to loft space. Airing cupboard housing the boiler.
Bedroom One	12' 3" x 12' 1" (3.73m x 3.68m)
Bedroom Two	12' 1" x 11' 4" (3.68m x 3.45m)
Bedroom Three	9' 2" x 7' 11" (2.79m x 2.41m)
Bathroom	7' 11" x 5' 5" (2.41m x 1.65m)

OUTSIDE

To the front of the property is a garden area and driveway parking leading to the single garage. The rear garden is fully enclosed and mainly laid to lawn with mature flower and shrub boards.

GARAGE	17' 0" x 8' 6" (5.18m x 2.59m)
Study /Play Room / Hobbies Room	12' 11" x 7' 4" (3.93m x 2.23m)



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GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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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.



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