

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

GIBBINS RICHARDS A
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











ACCOMMODATION

Entrance Porch

Entrance Hallway Stairs leading to the first floor. Under

stairs cupboard.

23' 11" x 12' 0" (7.28m x 3.65m)

Sitting Room

Dining Room 10' 4" x 7' 6" (3.15m x 2.28m) Open plan

with the sitting room.

10' 10" x 8' 11" (3.30m x 2.72m) Kitchen 4' 6" x 4' 5" (1.37m x 1.35m) Cloakroom

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) 12' 1" x 11' 4" (3.68m x 3.45m) Bedroom Two Bedroom Three 9' 2" x 7' 11" (2.79m x 2.41m) 7' 11" x 5' 5" (2.41m x 1.65m) Bathroom

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 /

12' 11" x 7' 4" (3.93m x 2.23m) **Hobbies Room**

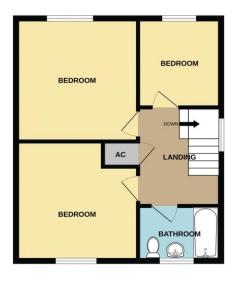






1ST FLOOR 480 sq.ft. (44.6 sq.m.) approx. GROUND FLOOR 857 sq.ft. (79.6 sq.m.) approx.









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 Whists every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other tiens 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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