



GIBBINS RICHARDS 

69 Wellesley Park, Wellington, TA21 8QB
Offers in the Region Of £350,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroom semi detached house situated on this corner plot position within this favoured location to the south of the town. The accommodation comprises of a good size lounge / diner as well as a conservatory. Well maintained front and rear gardens and garage.

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

Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores, whilst also benefitting from a range of educational and leisure facilities. Close by is Wellington Sport Centre, The Wellesley Cinema, The Cleve Hotel & Spa as well as the picturesque Edwardian public gardens and playing fields. Primary and Secondary Schools are also within walking distance.

A WELL PRESENTED SPACIOUS HOME ON A CORNER PLOT POSITION
POPULAR LOCATION TO THE SOUTH OF THE TOWN
LARGE RECEPTION HALLWAY
23' LOUNGE / DINER
CONSERVATORY
ENCLOSED REAR GARDEN, WITH SUMMERHOUSE
GARAGE AND DRIVEWAY PARKING
GAS CENTRAL HEATING AND DOUBLE GLAZING



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ACCOMMODATION

Entrance Porch	
Entrance Hallway	Stairs leading to the first floor.
Cloakroom / Utility	5' 10" x 4' 10" (1.78m x 1.47m)
Lounge/Diner	23' 8" x 11' 2" (7.21m x 3.40m)
Conservatory	9' 6" x 9' 6" (2.89m x 2.89m)
Kitchen	9' 5" x 8' 2" (2.87m x 2.49m)
First Floor Landing	
Bedroom One	12' 7" x 11' 0" (3.83m x 3.35m)
Bedroom Two	10' 4" x 9' 5" (3.15m x 2.87m)
Bedroom Three	6' 6" x 6' 4" (1.98m x 1.93m)
Family Bathroom	8' 0" x 6' 8" (2.44m x 2.03m)

OUTSIDE

To the front of the property is a lawn area and pathway leading to the front door and which also provides access around to the rear. The rear garden is fully enclosed and designed for low maintenance. There a summerhouse and greenhouse. Pedestrian access door to the garage.

GARAGE 16' 11" x 7' 11" (5.15m x 2.41m)



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GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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.

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