



GIBBINS RICHARDS
FOR SALE
01823 663311

GIBBINS RICHARDS

49 Follett Close, Wellington, TA21 8FL
Offers in the Region Of £335,000

GIBBINS RICHARDS
Making home moves happen

A contemporary three bedroom detached house crafted by renowned builder Bloor Homes, offering a blend of modern design and functional living in this picturesque setting and situated at the end of this development offering a pleasant outlook and on the door step of countryside walks. Energy Rating: B, 83

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

Set in this sought after area of Longforth Farm which enjoys easy access to local amenities, schools and transport links. The development is popular with families and The Isambard Kingdom Brunel (IKB) Primary School is a brand new primary school close by. As with most modern developments, there is an annual contribution charge for the development. (Longforth Farm Management Co Ltd), Managed by GTH.)

**DETACHED THREE BEDROOM MODERN HOUSE
BUILT BY BLOOR HOMES (INCLUDES THE REMAINDER OF THE NHBC
WARRANTY)
PLEASANT OUTLOOK OVER OPEN COUNTRYSIDE
OPEN PLAN KITCHEN / DINER
PRIVATE DRIVEWAY WITH SPACE FOR 3-4 VEHICLES
PRESENTED IN GOOD ORDER THROUGHOUT AND BENEFITS FROM LOTS OF
NATURAL LIGHT
ENCLOSED LEVEL GARDEN
BATHROOM, EN SUITE AND GROUND FLOOR WC**





ACCOMMODATION

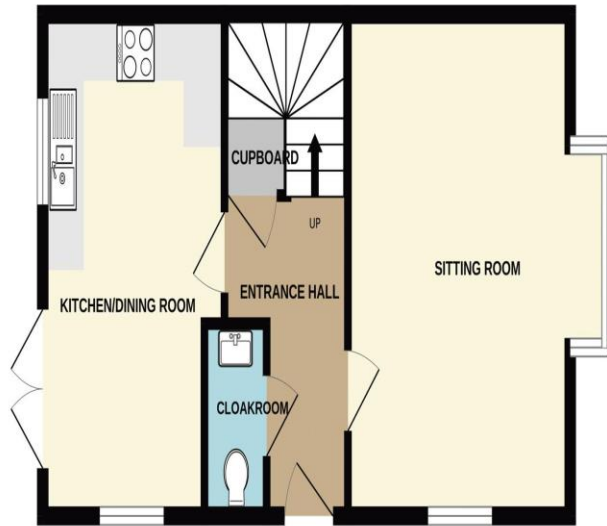
Entrance Hallway	Stairs leading to the first floor
Kitchen/Diner	15' 5" x 8' 4" (4.70m x 2.54m)
Sitting Room	15' 6" x 11' 7" (4.72m x 3.53m)
Cloakroom	5' 11" x 3' 1" (1.80m x 0.94m)
First Floor Landing	Airing Cup board
Bedroom One	11' 0" x 9' 4" (3.35m x 2.84m)
En suite	8' 5" x 4' 2" (2.56m x 1.27m)
Bedroom Two	11' 4" x 8' 3" (3.45m x 2.51m)
Bedroom Three	11' 6" x 7' 0" (3.50m x 2.13m)
Family Bathroom	7' 5" x 6' 2" (2.26m x 1.88m)

OUTSIDE

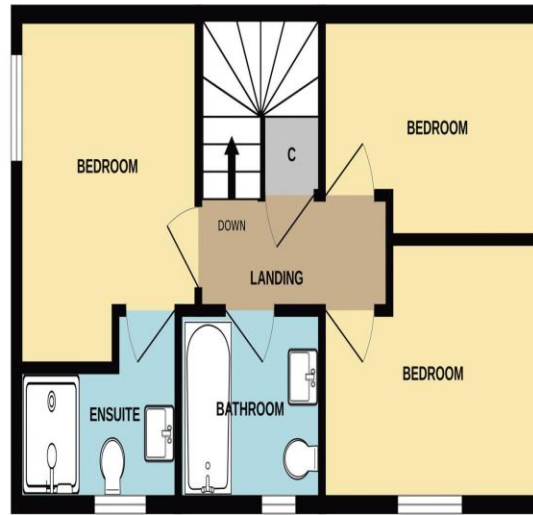
An enclosed garden, laid mainly to lawn and patio area for outdoor dining. Gate leading to the parking area.



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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verification from their Solicitor or Surveyor.
ification from their Solicitor.
: 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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