



GIBBINS RICHARDS 

8 Mill Path, Tonedale, Wellington TA21 0DE
Offers in the Region Of £269,950

GIBBINS RICHARDS 
Making home moves happen

An attractive contemporary three bedroom semi detached house in the desirable Millpath area of Tonedale. Comfortable and functional living space. Ideal for families and professionals alike. This modern home combines practical features with a modern design. Enclosed garden, garage and parking.

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

Built by Strongvox homes (Tweed design) situated on this popular small development, which comprises of one bedroom apartments, coach houses and two and three bedroom houses. Wellington is a thriving market town with a great range of independent shops, large supermarkets, cafés and a regular Farmers Market, as well as local health care and good schools. Taunton (7 miles) is easily accessible from the A38 or M5 which are close by. As with most modern developments, there is an annual contribution charge for the development. (TBC) The house comes with the remainder of a 10-year NHBC warranty, gas central heating and double glazing. They are deemed ideal and well-priced three bedroomed homes in a nearly-rural location.

A THREE BEDROOM SEMI DETACHED MODERN HOME WITH ATTACHED GARAGE & PARKING
BUILT BY STRONGVOX HOMES TO "THE TWEED" DESIGN
OFFERED WITH NO ONWARD CHAIN
OPEN PLAN KITCHEN / DINER
MASTER BEDROOM WITH EN SUITE
ENCLOSED REAR GARDEN
GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
EDGE OF TOWN LOCATION, CLOSE TO COUNTRYSIDE WALKS, LEISURE FACILITIES, SHOPS AND BUS STOPS





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ACCOMMODATION

Entrance Hallway	Stairs lead to the first floor
Cloakroom	
Sitting Room	13' 8" x 9' 7" (4.16m x 2.92m)
Kitchen/Diner	16' 6" x 11' 4" (5.03m x 3.45m)
First Floor Landing	
Bedroom One	10' 2" x 9' 5" (3.10m x 2.87m)
En-suite	
Bedroom Two	9' 9" x 9' 8" (2.97m x 2.94m)
Bedroom Three	6' 10" x 6' 10" (2.08m x 2.08m)
Family Bathroom	

OUTSIDE

In an elevated position a pathway leads to the front door. The parking is located to the rear of the property and provides access to the rear garden and garage.

GARAGE



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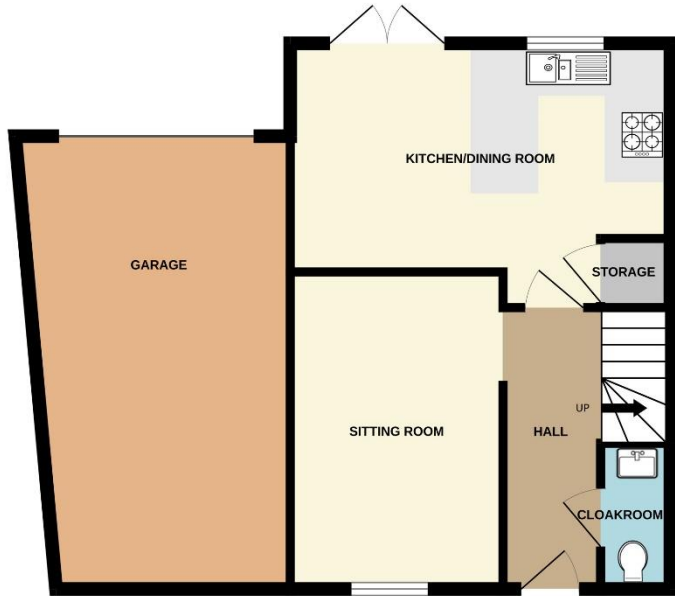


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GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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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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