



GIBBINS RICHARDS 

40 Aspin Close, Wellington, TA21 9EQ
Offers in the Region Of £349,950

GIBBINS RICHARDS 
Making home moves happen

This four bedroom detached house with its modern design, spacious layout, and quiet position, is the ideal home for growing families or those seeking a peaceful retreat close to the town centre and local amenities. Integral garage, parking and garden.

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

Aspin Close forms part of the Cades Farm is a modern residential development located on the outskirts of Wellington, The neighborhood is known for its family-friendly atmosphere, featuring a mix of contemporary homes designed to meet the needs of modern living. Properties in Cades Farm range from smaller starter homes to larger family houses, making it an attractive option for a variety of buyers. The development is conveniently located close to local amenities, including schools, shops, and leisure facilities, with easy access to Wellington's town centre and bus routes. It's also well-connected for commuters, with the M5 motorway nearby providing links to Taunton, Exeter, and beyond.

- SPACIOUS FOUR BEDROOM HOUSE ON THIS POPULAR DEVELOPMENT
- INTEGRAL GARAGE FOR SECURE PARKING AND ADDITIONAL STORAGE
- QUIET, FAMILY FRIENDLY LOCATION, CLOSE TO PARKS, SCHOOLS AND AMENITIES
- OPEN PLAN KITCHEN DINER, IDEAL FOR FAMILY MEALS AND ENTERTAINING
- GENEROUS LIVING ROOM
- PRIVATE REAR GARDEN, PERFECT FOR OUTDOOR RELAXATION
- ENERGY EFFICIENT AND WELL MAINTAINED OFFERING A MOVE IN READY HOME





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ACCOMMODATION

Entrance lobby	Stairs leading to the first floor
Sitting Room	15' 10" x 10' 11" (4.82m x 3.32m)
Kitchen/Diner	18' 4" x 10' 4" (5.58m x 3.15m)
Utility room	7' 1" x 5' 4" (2.16m x 1.62m)
Cloakroom	5' 4" x 2' 11" (1.62m x 0.89m)
First Floor Landing	Airing cupboard. Access to loft space.
Bedroom One	13' 5" x 10' 11" (4.09m x 3.32m)
	Fitted cupboards
En suite	6' 1" x 4' 11" (1.85m x 1.50m)
Bedroom	9' 7" x 9' 3" (2.92m x 2.82m)
Bedroom	9' 7" x 7' 2" (2.92m x 2.18m)
Bedroom	12' 3" x 9' 3" (3.73m x 2.82m)
Family Bathroom	6' 10" x 6' 1" (2.08m x 1.85m)

OUTSIDE

To the front of the property is driveway parking which leads to the integral garage. There is pedestrian side access leading around to the rear garden. The garden is fully enclosed and level, mainly laid to lawn and patio. Large store sheds.

AGENTS NOTE: As with most modern developments, there is an annual contribution charge for the development. TBC



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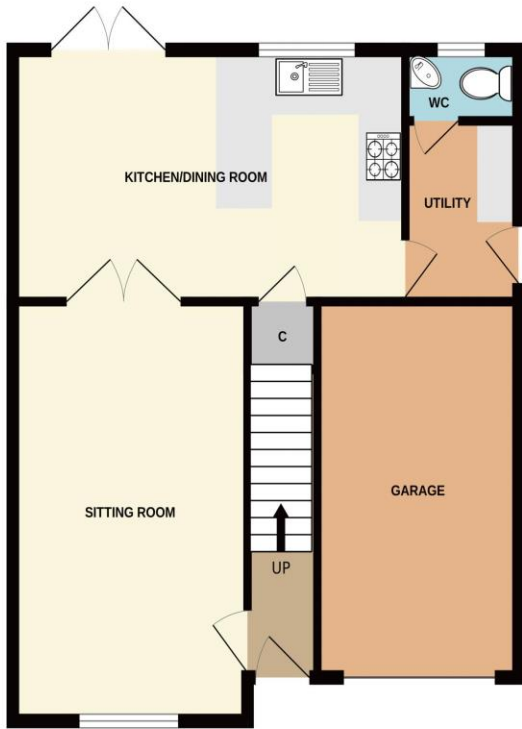


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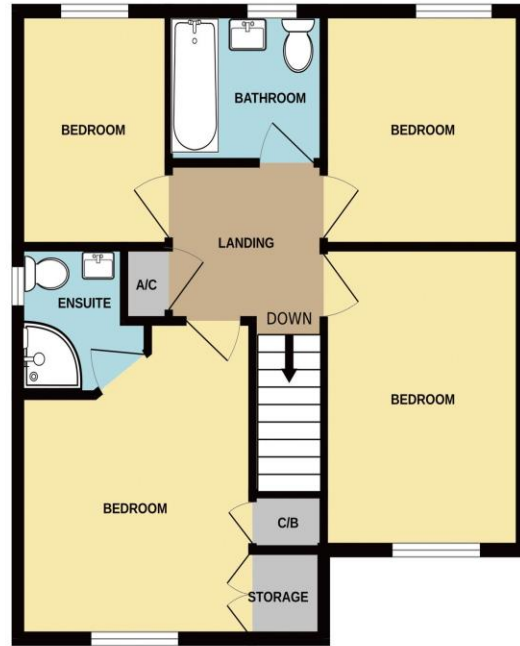


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GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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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.