



GIBBINS RICHARDS 

2 Damson Row, Torres Vedras Drive, Wellington, TA21 9BN  
Offers in the Region Of £320,000

GIBBINS RICHARDS   
Making home moves happen

An attractive and well presented modern three bedroom detached home offering a perfect blend of modern living, convenience and comfort. An ideal setting for families and professionals alike.

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

Perfectly positioned to local amenities, supermarkets, schools and public transport routes with nearby links to major road networks including the M5, ensuring quick access to Taunton, Bristol and Exeter.

AN ATTRACTIVE DETACHED HOUSE WITH BAY WINDOW FRONTAGE

BUILT IN 2014 BY PERSIMMON HOMES

IN GOOD ORDER THROUGHOUT

KITCHEN / DINER

OFFERED WITH NO ONWARD CHAIN

GOOD SIZED GARAGE WITH POWER AND STORAGE ABOVE

SECURE WEST FACING REAR GARDEN WITH LOW MAINTENANCE IN MIND

THREE BEDROOMS, MASTER BEDROOM WITH EN SUITE SHOWER ROOM

DRIVEWAY PARKING

GAS CENTRAL HEATING AND DOUBLE GLAZING



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## ACCOMMODATION

Entrance Hallway	
Cloakroom	
Sitting Room	16' 1" x 12' 11" (4.90m x 3.93m)
Kitchen/Diner	16' 2" x 11' 2" (4.92m x 3.40m)
First Floor Landing	Access to loft space.
Bedroom One	10' 6" x 9' 7" (3.20m x 2.92m) Bay window. Fitted Wardrobes.
En-suite	8' 1" x 5' 3" (2.46m x 1.60m)
Bedroom Two	10' 0" x 9' 1" (3.05m x 2.77m)
Bedroom Three	9' 5" x 6' 9" (2.87m x 2.06m)
Family Bathroom	7' 4" x 6' 0" (2.23m x 1.83m)

## OUTSIDE

There is garden frontage and a pathway setting the property back from the road an adding to its curb appeal. Driveway parking for one vehicle, which extends to the good sized garage. The garage is secure, has power and light and offers additional parking and storage.

The rear garden is designed with both aesthetics and ease of maintenance in mind. This West facing garden enjoys afternoon and evening sunlight, making it a ideal spot of relaxing and entertaining throughout the day.



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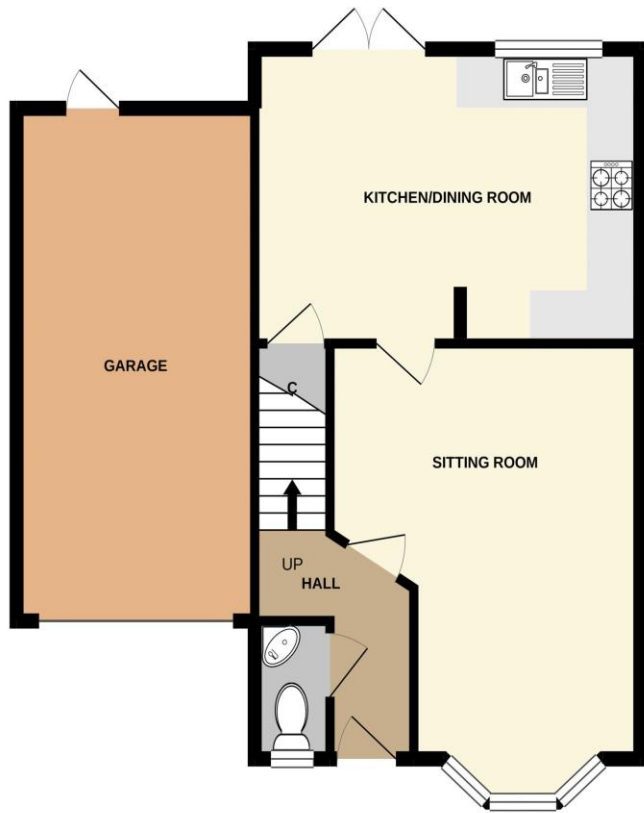


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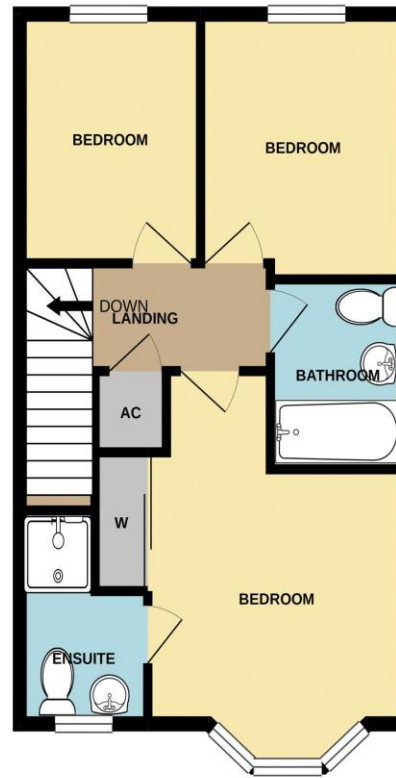


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GROUND FLOOR  
61.0 sq.m. (656 sq.ft.) approx.



1ST FLOOR  
42.5 sq.m. (457 sq.ft.) approx.



TOTAL FLOOR AREA : 103.4 sq.m. (1113 sq.ft.) 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.



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