



GIBBINS RICHARDS 

50 Meyer Close, Wellington, TA21 9FE  
Offers in the Region Of £232,500

GIBBINS RICHARDS   
Making home moves happen

A three bedroom end of terrace modern home situated in this cul de sac position. Rear garden ideal for entertaining while side access ensures easy entry for garden maintenance or extra storage. A perfect property for first time buyers, those looking to downsize, or anyone seeking a hassle free lifestyle close to town.

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

Parking is never a concern with driveway accommodating two vehicles. Additionally the location offers excellent transport links with bus services also near by and within walking distance of local amenities making everyday life effortless.

AGENTS NOTE As with most modern developments there is an annual contribution to the maintenance of open spaces which we understand to be in the region of £200 per annum. First Port Management Company.

- END OF TERRACE MODERN HOME
- THREE BEDROOMS
- EN-SUITE TO THE MASTER BEDROOM
- CLOAKROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- CONVENIENT TO LOCAL PARKS, SCHOOLS, SUPERMARKTS AND TRANSPORT LINKS





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## ACCOMMODATION

Entrance Lobby

Cloakroom 5' 7" x 3' 0" (1.70m x 0.91m)

Sitting Room 14' 4" x 12' 0" (4.37m x 3.65m)

Kitchen/Breakfast Room 14' 3" x 9' 7" (4.34m x 2.92m)

First Floor Landing

Bedroom One 12' 0" x 9' 6" (3.65m x 2.89m) Fitted wardrobes.

En-suite 6' 3" x 5' 5" (1.90m x 1.65m)

Bedroom Two 9' 0" x 7' 7" (2.74m x 2.31m)

Bedroom Three 7' 7" x 6' 0" (2.31m x 1.83m)

Bathroom 5' 11" x 5' 11" (1.80m x 1.80m)

## OUTSIDE

To the front of the property is driveway parking for two vehicles. Side access to the rear garden which is enclosed, laid to patio, decking . With large shed /workshop.



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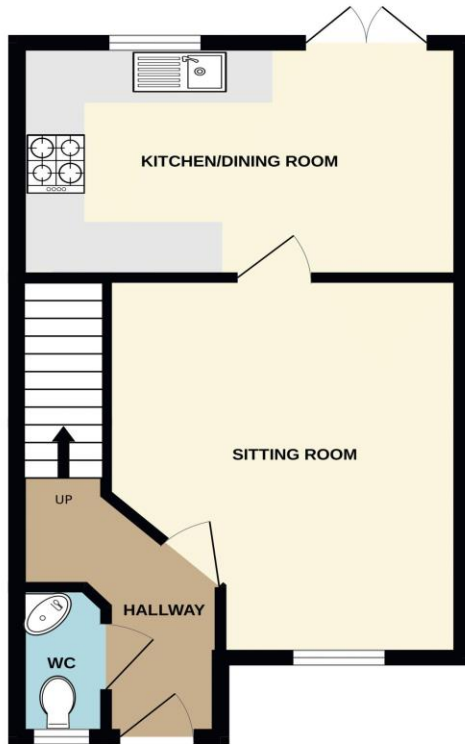


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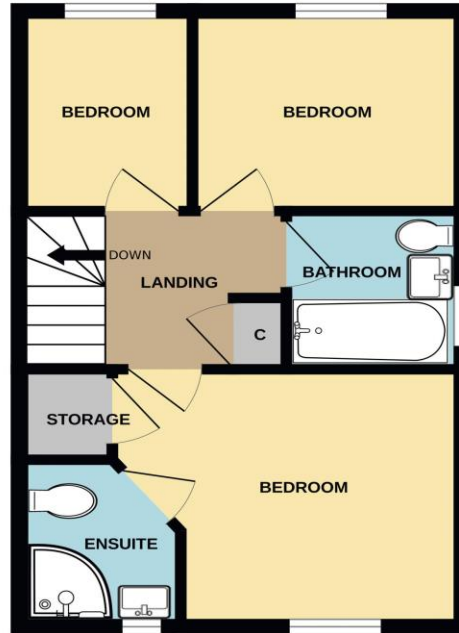


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GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311  
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk