



26 John Grinter Way, Wellington, TA21 9AR  
Offers in the Region Of £420,000

**GIBBINS RICHARDS**   
Making home moves happen

Perfect for family living, this practical and spacious four-bedroom detached home is situated in a quiet, sought-after location to the south side of town. Designed for modern family life, it features modern kitchen/breakfast room, two generous reception rooms, modern bathroom and en suite. With ample driveway parking and an integral garage, there's plenty of room for everyone. Whether you're entertaining, relaxing, or simply enjoying family time, this home offers all the space and comfort a growing family needs.

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

John Grinter Way is a residential area to the South of the town and enjoys views of the Blackdown Hills and Wellington Monument. The town has a mix of independent shops, supermarkets, and weekly markets. For leisure, residents can enjoy Wellington Sports Centre, parks, and scenic walks at Wellington Monument and the Blackdown Hills. Court Fields School and several primary schools serve the educational needs, along with Wellington School for private education. Healthcare is provided by GP practices, pharmacies, and Wellington Community Hospital. The town has a range of cafés, restaurants, and pubs, along with excellent transport links, including access to the M5 and nearby Taunton train station.

- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE
- QUIET END OF CUL DE SAC POSITION
- MODERN KITCHEN / BREAKFAST ROOM WITH BAY WINDOW
- DINING ROOM WITH ADDITIONAL SPACE TO ACCOMODATE WORKSTATION (FOR THOSE WHO WORK FROM HOME)
- SITTING ROOM
- CLOAKROOM, BATHROOM AND EN SUITE WITH UNDERFLOOR HEATING AND HEATED MIRRORS
- UPVC DOUBLE GLAZED WINDOWS AND GAS CENRAL HEATING (COMBI BOILER RECENTLY REPLACED)
- INTEGRAL GARAGE WITH POWER AND LIGHT
- REAR GARDEN AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES





Entrance Hallway

Stairs to the first floor. Under stairs storage cupboard.

Cloakroom

6' 2" x 2' 8" (1.88m x 0.81m)

Kitchen/Breakfast Room

18' 9" x 9' 4" (5.71m x 2.84m)

Dining Room

15' 8" x 9' 6" (4.77m x 2.89m)

Sitting Room

15' 1" x 11' 4" (4.59m x 3.45m)

First Floor Landing

Airing Cupboard.

Bedroom One

10' 8" x 9' 10" (3.25m x 2.99m)

En-suite

8' 6" x 5' 9" (2.59m x 1.75m)

Bedroom Two

14' 10" x 9' 8" (4.52m x 2.94m)

Bedroom Three

10' 0" x 9' 11" (3.05m x 3.02m)

Bedroom Four

9' 10" x 8' 6" (2.99m x 2.59m)

Family Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

#### OUTSIDE

The front of the property features a spacious driveway with room for up to four vehicles, complemented by a convenient covered side access. outdoor soffit lights with motion sensors. The rear garden is a level, beautifully maintained space, fully enclosed for privacy. It boasts a delightful decking area with a canopy, perfect for outdoor entertaining, along with garden shed and a pergola.

#### Garage

17' 4" x 7' 10" (5.28m x 2.39m) with roller door, power and light.



GROUND FLOOR



1ST FLOOR



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.

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