



GIBBINS RICHARDS 

**3 Farthings Close, Nynehead, Wellington, TA21 0BT**  
**Offers in the Region Of £319,950**

**GIBBINS RICHARDS**   
Making home moves happen

The property is a well-proportioned four bedroom family house (originally a three bedroom) situated in the popular village of Nynehead, approximately two miles from Wellington Town. In brief the accommodation comprises of entrance hall, sitting room, conservatory, open plan kitchen/diner, utility and bathroom on the ground floor and four bedrooms on the first floor. There is driveway parking to the front of the house and to the rear is a lovely generous sized garden.

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

Farthings Close is well located in the village, having numerous footpaths and walks nearby. The village has a terrific sense of community, and offers a playpark, cricket club, village hall and pre-school.

SEMI DETACHED FAMILY HOUSE

GENEROUS REAR GARDEN

UTILITY

KITCHEN / DINER

SITTING ROOM WITH LOG BURNER

CONSERVATORY

OIL CENTRAL HEATING & DOUBLE GLAZING

DRIVEWAY PARKING

VILLAGE LOCATION





## ACCOMMODATION

Entrance Hall	
Sitting Room	15' 4" x 11' 1" (4.67m x 3.38m)
Conservatory	10' 11" x 8' 1" (3.32m x 2.46m)
Kitchen / Diner (Open Plan)	
Dining Area	10' 7" x 10' 1" (3.22m x 3.07m)
Kitchen Area	13' 2" x 7' 4" (4.01m x 2.23m)
Utility Room	
Family Bathroom	8' 9" x 8' 1" (2.66m x 2.46m)
First Floor Landing	
Bedroom One	13' 6" x 10' 2" (4.11m x 3.10m)
Bedroom Two	11' 1" x 6' 10" (3.38m x 2.08m)
Bedroom Three	8' 1" x 7' 10" (2.46m x 2.39m)
Bedroom Four	7' 7" x 7' 6" (2.31m x 2.28m)

## OUTSIDE

To the front of the property is a gated driveway providing parking for two vehicles. To the rear is a large enclosed level garden, mainly laid to lawn and patio area.. Various sheds, two greenhouses and workshop.



GROUND FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 962 sq.ft. (89.3 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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