



22 Hoyles Road, Wellington, TA21 9AH

£260,000

GIBBINS RICHARDS 
Making home moves happen

Beautifully refurbished throughout, this two-bedroom attached bungalow offers stylish and modern living in a peaceful, tucked-away setting. Upgrades include brand-new windows, doors (including internal doors), a contemporary kitchen, and the added benefit of solar panels. Light and spacious, the home features a delightful private outdoor space, parking to the front, a garage, and a versatile workshop.

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

This property is set in a tucked away position on the south side of Wellington situated close to Wellesley Park Primary School, the A38, footpaths leading to Wellington Monument and a short stroll from the town centre.

- ATTACHED L-SHAPED BUNGALOW IN A TUCKED AWAY POSITION
- NEW KITCHEN AND NEW UPVC DOUBLE GLAZED WINDOWS
- SPACIOUS SITTING ROOM / DINING AREA
- TWO DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING & SOLAR PANNELS (OWNED)
- PARKING, GARAGE AND USEFUL HOME OFFICE / STUDIO
- POPULAR LOCATION, CLOSE TO SCHOOLS, WALKS, ROAD LINKS AND THE TOWN

<https://www.gov.uk/check-long-term-flood-risk>

<https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

<https://checker.ofcom.org.uk/>





ACCOMMODATION

Entrance Hall

Kitchen 8' 9" x 8' 7" (2.66m x 2.61m)

Sitting Room 17' 3" max, (5.25m), 14' 3" min (4.34m) x 15' 9" x (4.80m)

Inner Hallway

Bathroom 8' 1" x 6' 10" (2.46m x 2.08m)

Bedroom One 13' 10" x 11' 9" (4.21m x 3.58m)

Bedroom Two 10' 7" x 9' 0" (3.22m x 2.74m)

OUTSIDE

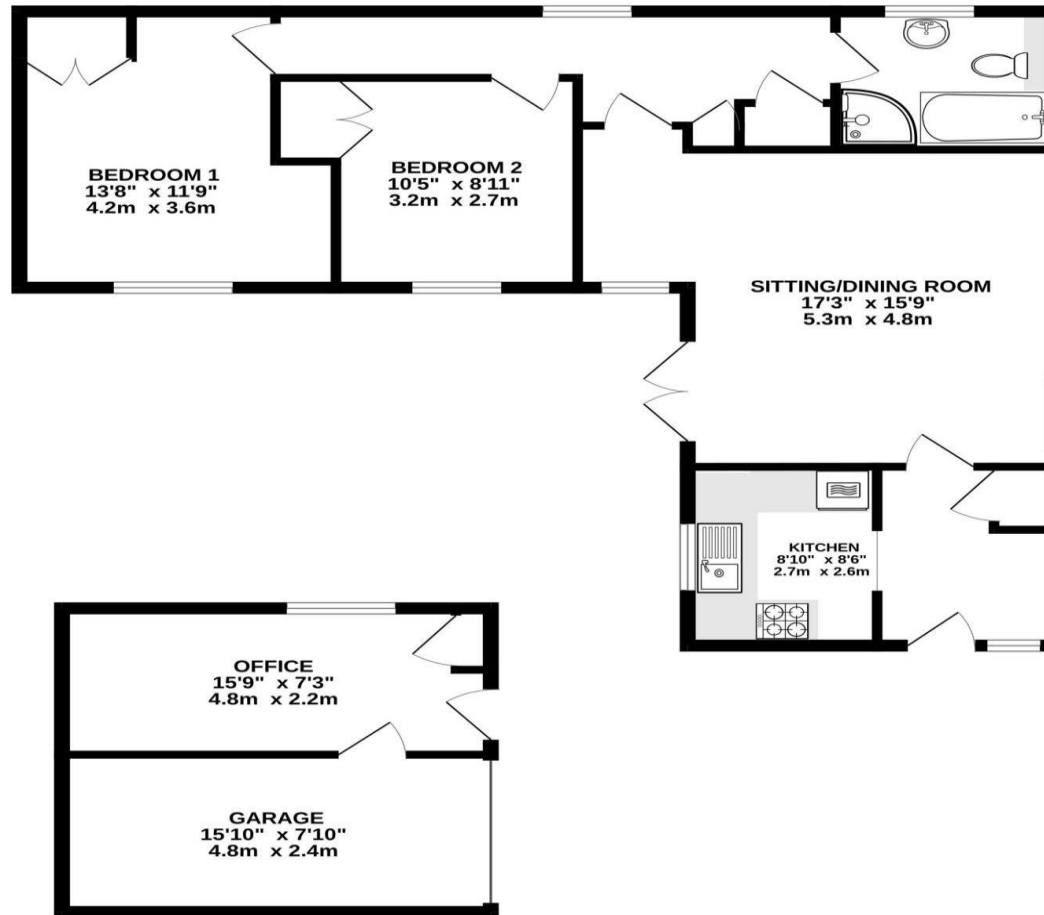
Steps lead to the front door. There is a private and enclosed courtyard garden, stocked with flower and shrub borders. Access to the useful home office / studio and garage.

GARAGE 16' 0" x 7' 5" (4.87m x 2.26m)

HOME OFFICE / STUDIO 16' 6" x 7' 6" (5.03m x 2.28m)
Fitted work bench Power and light.



GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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

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Items shown in photographs are NOT included unless

licitor or Surveyor.

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