



GIBBINS RICHARDS  
Making home moves happen

17 Grange Close, Wellington, TA21 8PX

£420,000

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With its great location, sizeable plot, and scope for improvement, this property presents a superb opportunity for those looking to create a long-term family home. Situated on a generous corner plot within a highly sought-after and peaceful cul-de-sac to the south of town, this four-bedroom detached home offers excellent potential. Energy Rating: TBC

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

The spacious accommodation includes a light-filled lounge/diner, kitchen, downstairs shower room, four bedrooms, and family bathroom. Outside, the property boasts good-sized gardens, a double garage, and ample driveway parking. Grange Close is a quiet and well-regarded residential cul-de-sac located on the southern edge of Wellington. A small, established development of detached homes, many of which enjoy generous plots and a sense of space and privacy. The town offers a strong sense of community, excellent schooling options both primary and secondary, a variety of independent shops, cafes, cinema and supermarkets. There's a weekly market, a range of leisure facilities including a sports centre and swimming pool, and plenty of green spaces to enjoy. Wellington is also ideally positioned for commuters, with easy access to the M5 motorway (Junction 26) and nearby Taunton, which offers mainline rail services to Exeter, Bristol, and London.

- FOUR BEDROOM DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN
- SOUGHT AFTER LOCATION TO THE SOUTH OF THE TOWN
- EASY WALKING DISTANCE TO TOWN CENTRE
- DOUBLE GARAGE AND DRIVEWAY PARKING
- MAINS GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GOOD SIZE FRONT & REAR GARDENS
- POTENTIAL FOR EXTENSION







Entrance Hall	14' 8" x 6' 10" (4.47m x 2.08m) reducing to 3' 11" (1.19m). Stairs to first floor. Under stairs cupboard.
Shower Room	5' 4" x 5' 2" (1.62m x 1.57m)
Sitting/Dining Room	23' 6" x 12' 11" (7.16m x 3.93m)
Kitchen	9' 6" x 8' 8" (2.89m x 2.64m)
First Floor Landing	Side aspect window. Access to loft space.
Bedroom One	11' 9" x 11' 4" (3.58m x 3.45m)
Bedroom Two	11' 11" x 7' 9" (3.63m x 2.36m)
Bedroom Three	11' 2" x 8' 3" (3.40m x 2.51m)
Bedroom Four	8' 10" x 7' 8" (2.69m x 2.34m)
Bathroom	8' 10" x 6' 8" (2.69m x 2.03m)

## OUTSIDE

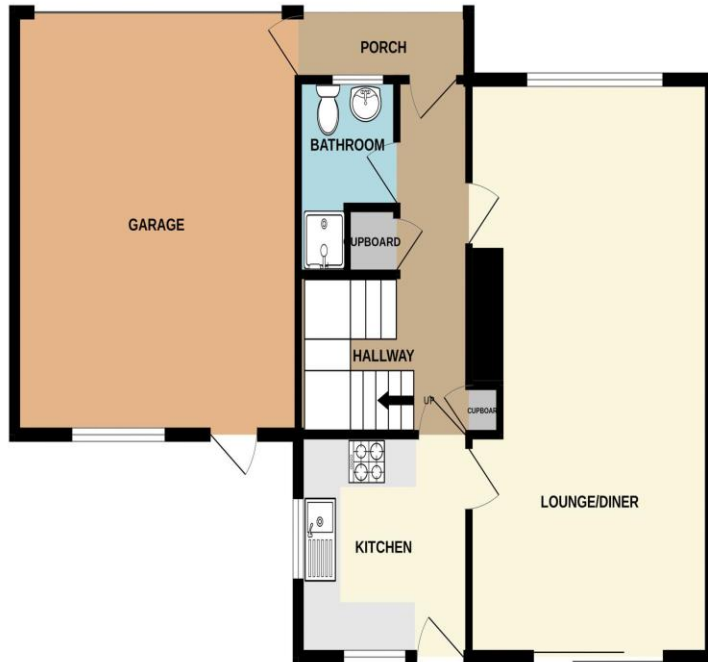
To the front is a large area of open plan garden predominantly laid to lawn and driveway providing off road parking and leading to garage. The rear garden is fully enclosed by timber fencing and brick walls and measures approximately - 41' (12.49m) in width by 50' (15.23m) in length. The rear garden is predominantly laid to lawn with mature shrub and flower borders, and patio area. Pedestrian gates leading to the front and side access path. The rear garden enjoys a good degree of privacy.

Garage 16' 6" x 15' 2" (5.03m x 4.62m)  
Pedestrian door to rear. Wall mounted gas 'Viessmann' boiler. Space and plumbing for washing machine and tumble dryer. Roof storage space.

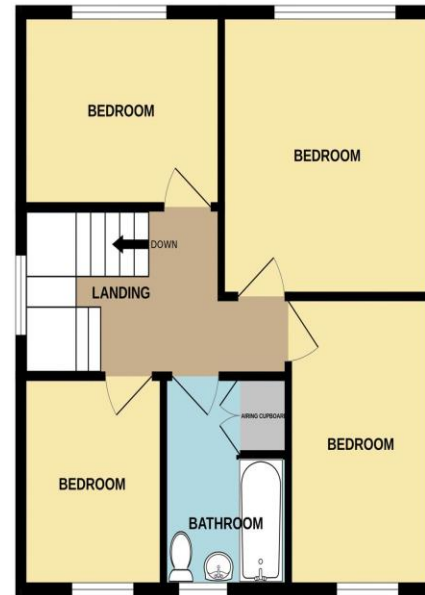




GROUND FLOOR  
812 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1342 sq.ft. (124.6 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.

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