



1 The Gardens, Court Drive, Wellington TA21 8QH
£490,000

GIBBINS RICHARDS 
Making home moves happen

A rare opportunity. This wonderful and hugely unique three bedroom detached bungalow is offered to the market with no onward chain. A property which offers exceptional curb appeal, nestled within a quiet and private cul-de-sac, just a stone's throw from Wellington's high street. The accommodation is neatly arranged over a single level, with three double bedrooms, an ensuite, spacious living areas and family bathroom. The plot is an excellent size, which can be flexibly used to taste with areas of lawn and patio, whilst there is a driveway and garage to the front.

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

The Gardens is a cul-de-sac comprising of just four bungalows which are rarely available on the open market. Located on Court Drive, off Mantle Street, the property is found just seconds from Wellington's high street, whilst still enjoying complete privacy and quiet surroundings. Wellington itself offers a full range of amenities, including the ever-popular Waitrose. There is also a selection of educational facilities of high repute, whilst the rolling Somerset countryside is on the doorstep.

WONDERFUL, UNIQUE DETACHED BUNGALOW
EXCEPTIONAL CURB APPEAL
ATTRACTIVE, FLEXIBLE PLOT
DRIVEWAY & GARAGE
DESIRABLE LOCATION, CLOSE TO WELLINGTON HIGH STREET
QUIET AND PRIVATE
HUGE POTENTIAL
AN EARLY VIEWING IS HIGHLY ADVISED, RARELY AVAILABLE
NO ONWARD CHAIN





Entrance Hallway

Living Room	16' 8" x 12' 0" (5.08m x 3.65m)
Kitchen/Diner Utility Room	15' 6" x 12' 10" (4.72m x 3.91m)
Bedroom One En-Suite	11' 1" x 11' 0" (3.38m x 3.35m)
Bedroom Two	12' 0" x 10' 2" (3.65m x 3.10m)
Bedroom Three	11' 0" x 9' 0" (3.35m x 2.74m)
Family Bathroom	7' 0" x 6' 7" (2.13m x 2.01m)
Garage	16' 8" x 9' 5" (5.08m x 2.87m)

Outside: The home occupies a fantastic plot. To the front of the property is a spacious driveway for multiple vehicles and a garage, whilst there is a well maintained and attractive area of lawn with shrubbed border. There is a wonderful front exterior stone wall, a slice of the history of Wellington itself, ensuring complete privacy to the primary garden to the side of the property, laid to both lawn and patio, with a summerhouse to one side. To the rear of the home is courtyard which offers excellent potential, with its south facing nature ensuring sunlight throughout the entire day.



GROUND FLOOR
1093 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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.



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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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