



40 Churchfields,, Wellington TA21 8SE
£250,000

GIBBINS RICHARDS 
Making home moves happen

A well presented three bedroom semi detached house with excellent curb appeal and a driveway for multiple vehicles. The internal accommodation is spacious and in good cosmetic order, comprising; living room, kitchen / diner and contemporary downstairs shower room, along with three bedrooms to the first floor, two of which are doubles, with one benefitting from an additional cloakroom. To the rear is an attractive enclosed garden laid to both patio and lawn. In addition, there's a newly replaced roof for the added peace of mind for the next owner. NO ONWARD CHAIN.

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

Churchfields is comfortably one of the most convenient locations in Wellington. A short walk to the town centre enables excellent access to Waitrose, Asda and to the High Street. The town itself offers local schools of high repute, whilst being located within touching distance of the countryside.

- NO ONWARD CHAIN
- DRIVEWAY FOR MULTIPLE VEHICLES
- NEWLY REPLACED ROOF
- ATTRACTIVE REAR GARDEN
- IDEAL LOCATION, CLOSE TO TOWN CENTRE
- MODERN FITTINGS THROUGHOUT
- THREE BEDROOM SEMI-DETACHED HOUSE
- GOOD COSMETIC CONDITION





Entrance Hall

Living Room 15' 4" x 11' 0" (4.67m x 3.35m)

Kitchen / Diner 25' 7" x 13' 8" (7.79m x 4.16m)

Shower Room 8' 6" x 6' 11" (2.59m x 2.11m)

Main Bedroom 15' 4" x 11' 0" (4.67m x 3.35m)

Bedroom Two 10' 7" x 10' 1" (3.22m x 3.07m)

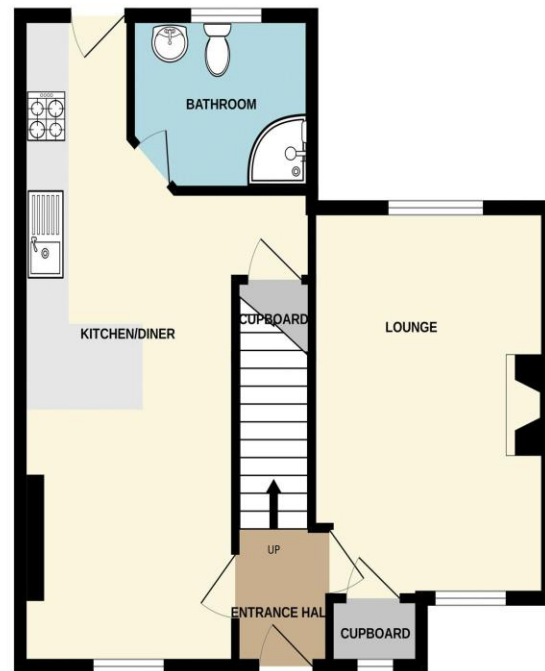
Bedroom Three 7' 6" x 6' 7" (2.28m x 2.01m)

Outside

To the front of the property is a sizeable driveway, suitable for multiple vehicles. To the rear is an attractive enclosed garden, laid to both patio and lawn, with a side access path.



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk