



GIBBINS RICHARDS 
Making home moves happen

4 Beech Hill, Wellington TA21 8ER
£360,000

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****NO ONWARD CHAIN**** A three bedroom detached bungalow, occupying a wonderful corner plot on this popular road to the south side of Wellington. With internal accommodation that is spacious, including a sizeable lounge, extended kitchen and three bedrooms. Externally the plot is excellent, with parking for two / three vehicles to the side with garage and additional storage sheds. To the rear is a hugely attractive and private rear garden. An early viewing is highly advised.

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

Beech Hill is ideally situated in the ever-popular south side of Wellington. The address provides excellent and easy access to the town centre, just a short walk away, along with the A38 bypass, providing great links to Taunton and the motorway. It is a sought after area of town which offers a variety of property in established residential area.

DETACHED THREE BEDROOM BUNGALOW
NO ONWARD CHAIN
SOUTH SIDE OF WELLINGTON
EXCEPTIONAL CORNER PLOT
DRIVEWAY & GARAGE
STUNNING ENCLOSED REAR GARDEN
EASY WALKING DISTANCE TO TOWN
EARLY VIEWING HIGHLY ADVISED





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Porch

Entrance Hall

Lounge / Diner 26' 1" x 11' 11" (7.94m x 3.63m)

Kitchen/Breakfast Room 21' 9" x 9' 3" (6.62m x 2.82m)

Bedroom One 11' 10" x 11' 8" (3.60m x 3.55m)

Bedroom Two 11' 8" x 8' 11" (3.55m x 2.72m)

Bedroom Three 11' 9" x 7' 10" (3.58m x 2.39m)

Family Bathroom 7' 5" x 5' 4" (2.26m x 1.62m)

Outside: The home occupies a wonderful and spacious corner plot. There is a driveway for 2-3 vehicles to one side, along with a garage, whilst an area of lawn wraps around the remaining frontage, offering the opportunity to extend the driveway if desired. To the rear of the home is a stunning enclosed garden of good size, which is entirely private and enjoys an abundance of sun throughout the day. There are two additional storage sheds.



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GROUND FLOOR



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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