



65 Pear Tree Way, Wellington TA21 9AB

£360,000

**GIBBINS RICHARDS**   
Making home moves happen



A hugely attractive four bedroom detached house, which offers a wonderful outlook to the front. Internally the accommodation is both well presented and spacious, with four double bedrooms to the first floor and en-suite to the main. Externally the home enjoys a driveway for two vehicles and single garage, whilst there is an excellent enclosed rear garden that has been landscaped to the rear, with a veranda covering the patio. NO ONWARD CHAIN.

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

The town boasts an abundance of boutique, independent shops and national stores. There are plenty of things to do, all with countryside on the doorstep. Wellington is also home to a public school, Wellington School, and Courtfields Community school. There is a 1930s cinema, arts centre, cricket, rugby and football clubs, sports centre with swimming pool, as well as a Grade II listed formal park / gardens, playparks and so much more which adds to this community. The M5 is accessed within a 5 minute drive from this development as well as Lidl supermarket and bus services. A convenient and friendly place to live.

NO ONWARD CHAIN  
ATTRACTIVE FOUR BEDROOM DETACHED HOUSE  
EXCEPTIONAL OUTLOOK TO THE FRONT  
GOOD COSMETIC CONDITION THROUGHOUT  
FOUR DOUBLE BEDROOMS  
GARAGE & DRIVEWAY  
EN-SUITE TO MAIN BEDROOM  
HUGELY POPULAR DESIGN







## Entrance Hall

Living Room 21' 7" x 10' 3" (6.57m x 3.12m)

Kitchen / Diner 21' 7" x 10' 0" (6.57m x 3.05m)

## Utility

## Ground Floor Cloakroom

Bedroom One 12' 11" x 9' 7" (3.93m x 2.92m)  
En-Suite

Bedroom Two 10' 6" x 9' 7" (3.20m x 2.92m)

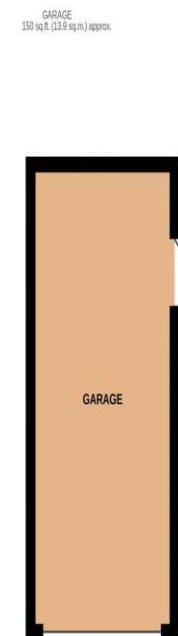
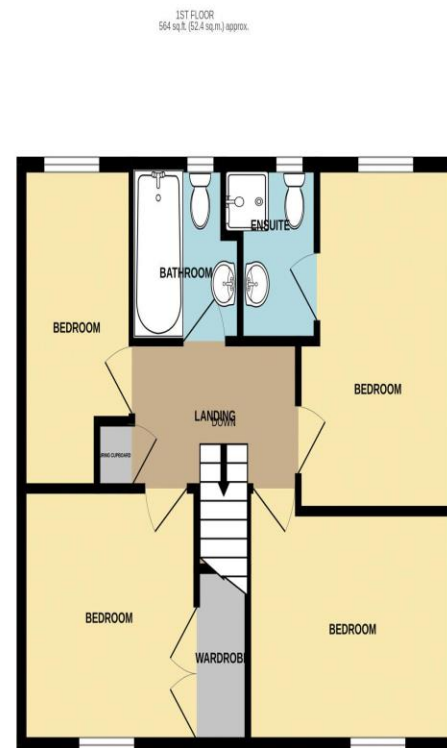
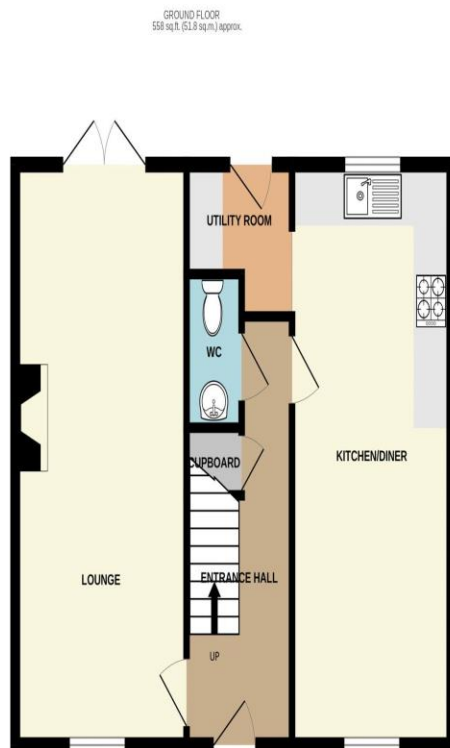
Bedroom Three 12' 7" x 9' 7" (3.83m x 2.92m)

Bedroom Four 12' 1" x 6' 7" (3.68m x 2.01m)

## Family Bathroom

Outside: The home is beautifully presented with a stone exterior, which is ever-popular on the development. To the side is a driveway suitable for two vehicles, with a single garage that enjoys light & power. There is an enclosed rear garden which is most attractive, laid to both patio and lawn, with a veranda over. The garden offers privacy and benefits from an abundance of sunlight throughout the day.





TOTAL FLOOR AREA : 1272 sq.ft. (118.1 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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