



39 Popham Road,, Wellington TA21 9BQ

£379,950

GIBBINS RICHARDS 
Making home moves happen

This well presented four-bedroom detached property is ideally situated on the sought-after Cades Farm development in Wellington. The home offers a perfect balance of modern comfort and practical living, making it an ideal choice for families or those seeking a spacious, well-maintained residence in a desirable location. The accommodation comprises a welcoming entrance hall, a bright and airy living room, a well-appointed kitchen area with ample storage and workspace, and a convenient downstairs cloakroom. Upstairs, there are four generously sized bedrooms, including a master bedroom with en-suite, along with a stylish family bathroom. This is a wonderful opportunity to acquire a family home in a peaceful yet convenient setting, within easy reach of local amenities, schools, and transport links. Early viewing is highly recommended.

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

FOUR BEDROOM DETACHED
FOUR SIZEABLE BEDROOMS, MASTER WITH EN SUITE AND FAMILY BATHROOM
GREEN OUTLOOK AT THE FRONT
OFF ROAD PARKING & GARAGE
POPULAR RESIDENTIAL & WELL ESTABLISHED DEVELOPMENT
SPACIOUS ENCLOSED EASY TO MAINTAIN REAR GARDEN





Entrance Hallway

Kitchen 13' 5" x 10' 2" (4.1m x 3.1m)

Living/Dining 27' 11" x 12' 2" (8.52m x 3.7m)

Downstairs Cloakroom 6' 11" x 2' 11" (2.1m x 0.90m)

Bedroom One 13' 5" x 11' 0" (4.1m x 3.35m) Plus doorway recess

Bedroom Two 12' 2" x 10' 6" (3.7m x 3.2m)

Bedroom Three 13' 5" x 10' 5" (4.09m x 3.18m)

Bedroom Four 10' 2" x 10' 2" (3.1m x 3.09m)

Family Bathroom 8' 6" x 6' 5" (2.6m x 1.95m) Into doorway

Ensuite

Outside: The property benefits from a neatly landscaped rear garden, thoughtfully designed for low maintenance while providing an attractive and private outdoor space for relaxation or entertaining. To the front, there is a private driveway offering parking for multiple vehicles and access to a single integral garage.





GROUND FLOOR
APPROX. FLOOR
AREA 825 SQ.FT.
(76.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 657 SQ.FT.
(61.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1482 SQ.FT. (137.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 £40 + VAT (£48) **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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