



Plot 12 Monument View, Wellington TA21 9RL
£450,000

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Making home moves happen

The Aspen, Monument View is a wonderful four bedroom detached residence, which offers a fantastic plot with wrap-around enclosed garden to the rear. To the ground floor there are three reception rooms of excellent size, with additional utility room / cloakroom. To the first floor are four double bedrooms, with an en-suite to the main bedroom, along with a family bathroom. The property enjoys a single garage with parking for two vehicles, whilst there is an array of visitors parking nearby.

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

Built by the hugely popular Bovis Homes, Monument View is an outstanding development to the West of Wellington, this home also occupies one of the most sought after plots on the site. The development is found within minutes of all amenities, outstanding local schools of high repute and the M5.

WONDERFUL FOUR BEDROOM DETACHED RESIDENCE
FOUR DOUBLE BEDROOMS
SIZEABLE PLOT, WRAP AROUND GARDEN
KITCHEN / DINER, LOUNGE & STUDY
GARAGE & DRIVEWAY FOR TWO VEHICLES
HUGELY POPULAR DEVELOPER, BOVIS HOMES
10 YEAR NHBC BUILDMARK WARRANTY





Entrance Hall

Lounge 16' 6" x 11' 1" (5.03m x 3.38m)

Kitchen / Diner 25' 6" x 11' 0" (7.77m x 3.35m)

Study 6' 7" x 6' 7" (2.01m x 2.01m)

Downstairs Cloakroom / Utility

Bedroom One 14' 10" x 13' 5" (4.52m x 4.09m)

En-suite

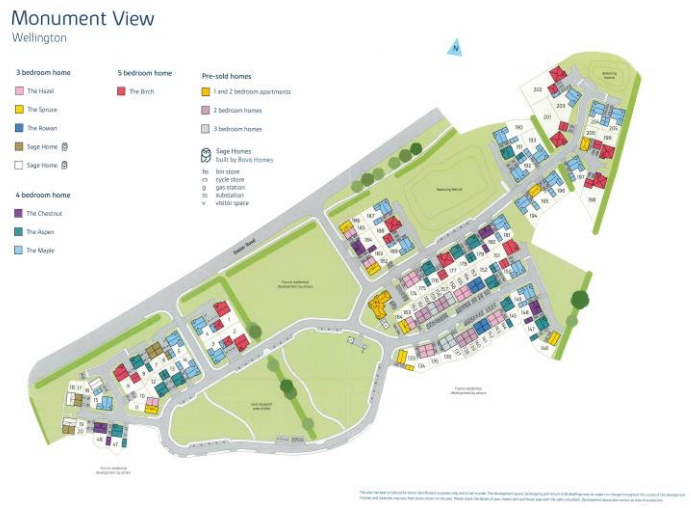
Bedroom Two 11' 9" x 10' 2" (3.58m x 3.10m)

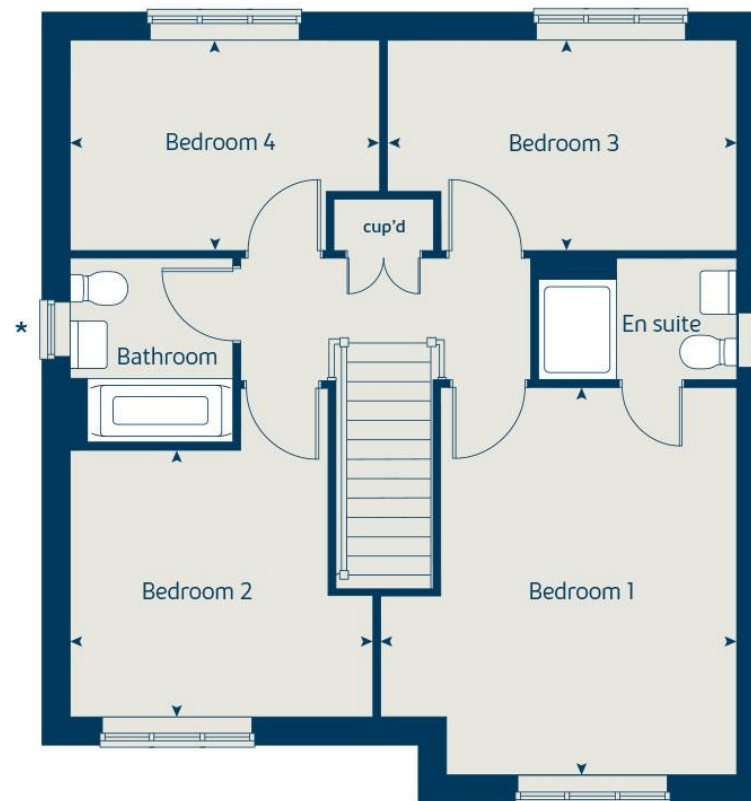
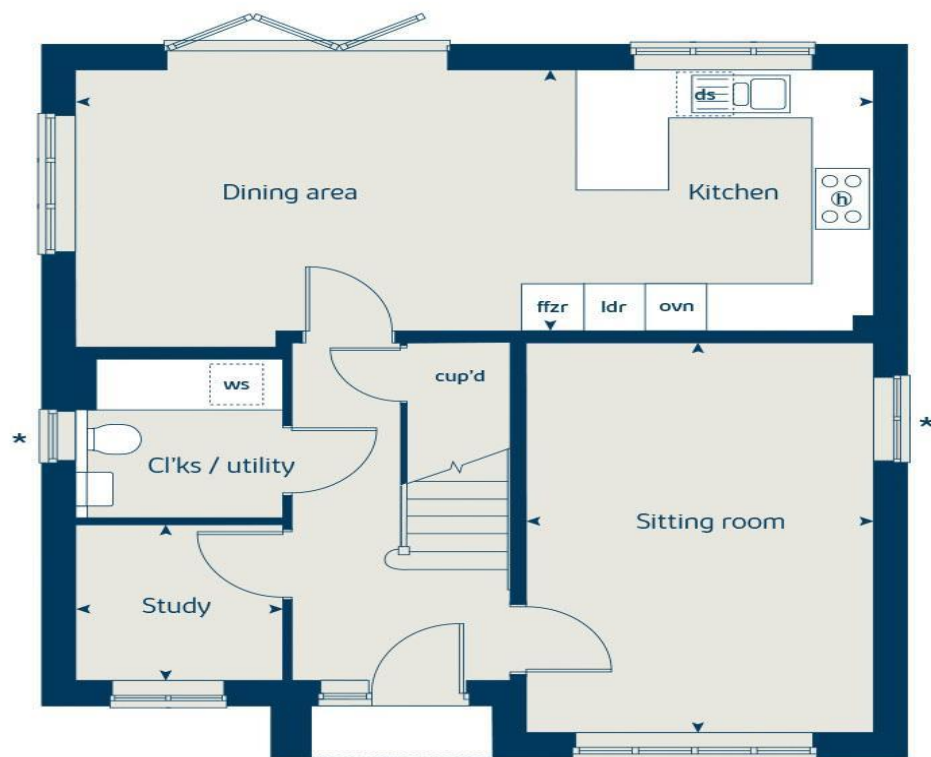
Bedroom Three 13' 4" x 8' 0" (4.06m x 2.44m)

Bedroom Four 11' 10" x 8' 0" (3.60m x 2.44m)

Family Bathroom

Outside: The property boasts a wonderful plot, with a rear garden that will enjoy sunlight throughout the afternoon and evening. There is a single garage and parking for two vehicles.





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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk