



17 The Paddocks,, Wellington TA21 8EZ
£390,000

GIBBINS RICHARDS 
Making home moves happen

This beautifully presented four-bedroom detached home offers a wonderful combination of comfort, convenience, and curb appeal. Situated in a quiet, non-through road location, the property enjoys peace and privacy while being just a short walk from Wellington's popular Waitrose supermarket and bustling High Street. The accommodation is well laid out and ideal for modern family living. Outside, the home benefits from driveway parking for two cars, a garage with power, and a lovely, well-maintained rear garden, featuring an attractive brick wall backdrop that adds both character and privacy. Perfectly positioned for local amenities and daily conveniences, yet tucked away from passing traffic, The Paddocks truly needs to be viewed to be fully appreciated.

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

The property enjoys a quiet and desirable position within a peaceful cul-de-sac in Wellington, just a short and level walk from the popular Waitrose supermarket and the town's High Street. Surrounded by other attractive detached homes, it offers a calm, private setting with minimal passing traffic while remaining close to excellent local amenities, schools, and transport links via the A38 and M5, making it an ideal location for convenient yet tranquil family living.

NO ONWARD CHAIN
FOUR BEDROOM DETACHED HOME
UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
QUIET & NO THROUGH ROAD LOCATION
PRIVATE DRIVEWAY WITH SPACE FOR TWO VEHICLES
WELL POSITIONED FOR LOCAL AMENITIES
ENCLOSED REAR GARDEN





ACCOMODATION

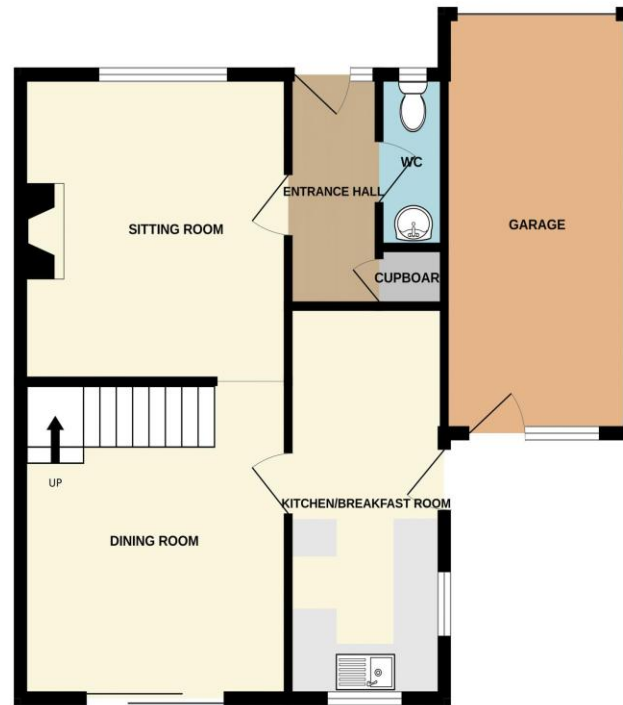
Entrance Hallway	9' 7" x 4' 0" (2.93m x 1.23m)
Downstairs WC	
Living Room	12' 8" x 11' 10" (3.87m x 3.6m)
Dining Room	13' 1" x 11' 11" (3.99m x 3.64m)
Kitchen	16' 4" x 7' 3" (4.99m x 2.2m)
Bedroom One	12' 10" x 10' 2" (3.9m x 3.1m)
Bedroom Two (Back)	10' 2" x 9' 7" (3.1m x 2.92m)
Bedroom Three (Front)	9' 8" x 9' 1" (2.95m x 2.77m)
Bedroom Four	8' 10" x 6' 6" (2.7m x 1.97m)
Shower Room	7' 3" x 5' 10" (2.2m x 1.79m)
Garage	17' 5" x 8' 2" (5.3m x 2.5m)

Outside

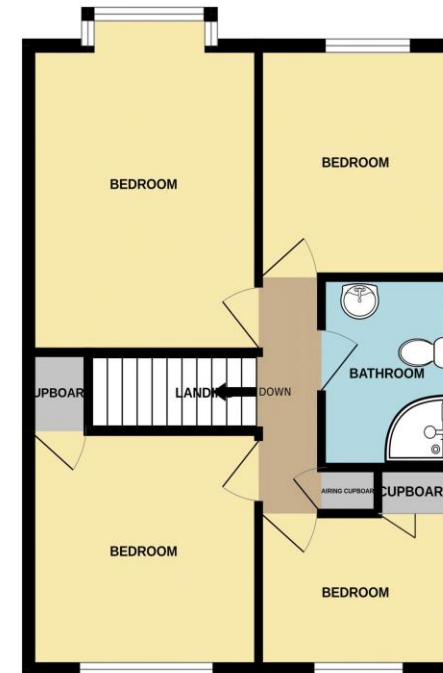
The property benefits from driveway parking for multiple vehicles and a paved pathway leading to the front door, with an attractive area laid to lawn to the front. To the rear, there is a generous patio area that wraps around the back and side of the house behind the garage, ideal for outdoor entertaining. Beyond the patio, the garden is mainly laid to lawn with a raised section at the rear, which enjoys the added feature of a greenhouse.



GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 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 £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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