



GIBBINS RICHARDS 
FOR SALE
01823 663311
Making home moves happen

GIBBINS RICHARDS 

61 Russet Close, Wellington, TA21 9BH
Offers in the Region Of £415,000

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A well-configured detached family home situated in a quiet cul de sac. The house has been recently re decorated throughout , has four good sized bedrooms, en-suite shower room, and separate wc. There is also an enclosed rear garden, double garage with parking in front. The property sits sideways onto the road and benefits from a southerly outlook towards the Blackdown Hills.

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

Russet Close forms part of the Cades Farm development which offers excellent access to both the M5 and Taunton and Wellington town centre is a short distance away either on foot, by car or via the cycle paths.

DETACHED FOUR BEDROOM FAMILY HOME
DOUBLE GARAGE & DRIVEWAY PARKING
QUIET NO THROUGH ROAD
RECENTLY RE DECORATED THROUGHOUT
KITCHEN / DINING ROOM
UTILITY ROOM
GAS CENTRAL HEATING AND DOUBLE GALAZING
POPULAR DEVELOPMENT OF CADES FARM
OFFERED WITH NO ONWARD CHAIN





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ACCOMMODATION

Entrance Hallway	Stairs to first floor landing. Under stairs cupboard
Sitting Room	20' 1" x 11' 5" (6.12m x 3.48m)
Cloakroom	
Kitchen / Dining Room	20' 2" x 11' 5" (6.15m x 3.48m)
Utility Room	6' 4" x 5' 9" (1.93m x 1.75m)
First Floor Landing	A galleried first floor landing. Airing cupboard. Access to loft space.
Bedroom One	12' 1" x 11' 4" (3.68m x 3.45m)
En-suite	
Bedroom Two	11' 6" x 10' 4" (3.51m x 3.15m)
Bedroom Three	9' 6" x 7' 11" (2.9m x 2.41m)
Bedroom Four	8' 2" x 7' 9" (2.49m x 2.36m)
Family Bathroom	

OUTSIDE

The property has a pleasant enclosed low maintenance garden with decking to the immediate rear of the house and gravel area thereafter, it's fully enclosed with timber fencing and also has access to the garage. The double garage has two separate up and over doors, power and light and four off street parking spaces to the front



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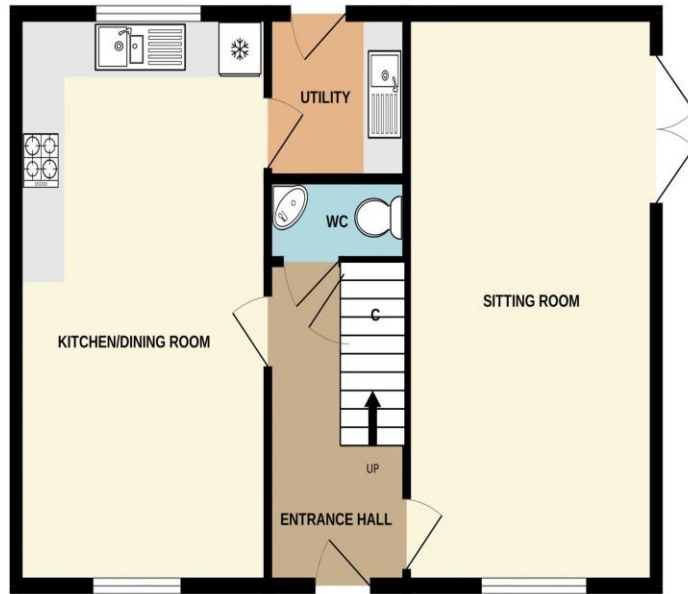


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Making Home/Provide Transport

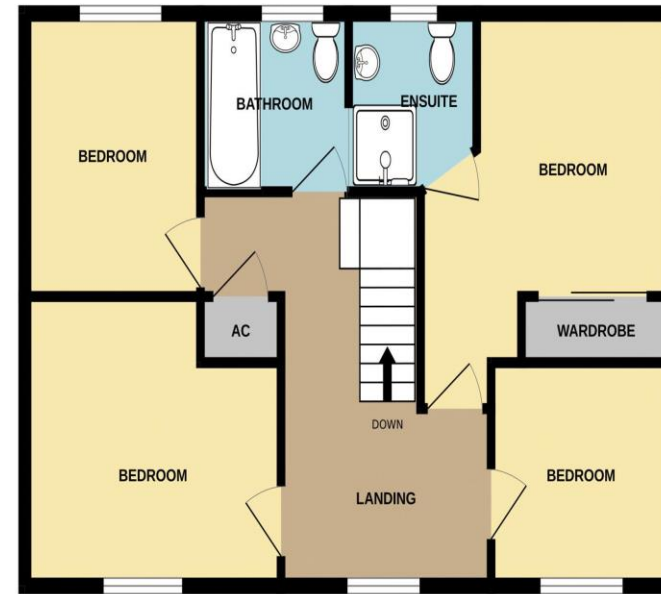


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GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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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