



17 The Paddocks, Wellington TA21 8EZ

£390,000

GIBBINS RICHARDS 
Making home moves happen

No onward chain/ Detached/ Cull-de-sac

This is a well-proportioned four bedroom detached family home offers spacious accommodation, excellent storage and attractive mature gardens, all within easy reach of the town centre and local amenities in Wellington. The front door opens into a welcoming entrance hall with useful storage and cloakroom, sitting room, kitchen/breakfast room, ideal for everyday family living, a separate dining room. Upstairs, the property benefits from four good-sized bedrooms and family bathroom. Additional storage cupboards are available on both floors, making the home particularly practical for family life. To the front, a driveway that leads to a single garage. The front garden is attractively arranged and well maintained. The enclosed rear garden is a mature and private setting with established planting, areas of lawn and a paved patio ideal for outdoor dining and entertaining. A wonderful opportunity to acquire a spacious detached home in a sought-after residential location with no onward chain.

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

The Paddocks is a popular and peaceful residential cul-de-sac located just a short walk from the town's High Street and popular Waitrose supermarket, making everyday shopping and amenities easily accessible. Wellington is a thriving country town that features a mix of independent shops, cafés and community facilities, including parks, leisure centre, and good local schools. The location also benefits from good transport links, with easy road access to the A38 and the M5 motorway for connections to Taunton, Exeter and beyond.

Approx 1123 sq.ft./ 104.3sq.m.

No onward chain

Four bedroom detached house

UPVC double glazing and gas central heating

Quiet and non- through road location

Private driveway with space for two vehicles

Single garage

Well positioned for local amenities

Enclosed level garden





ACCOMODATION

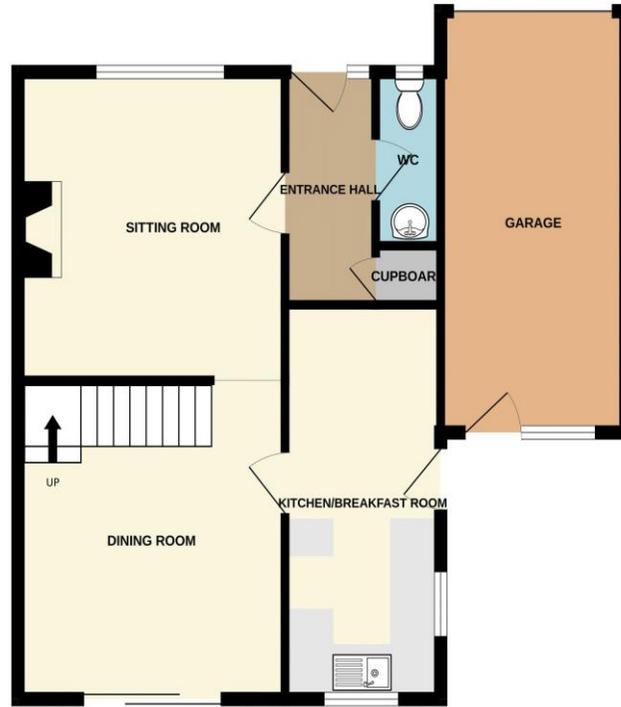
Entrance Hallway	9' 7" x 4' 0" (2.93m x 1.23m)
Downstairs WC	
Living Room	12' 8" x 11' 10" (3.87m x 3.6m)
Dining Room	13' 1" x 11' 11" (3.99m x 3.64m)
Kitchen	16' 4" x 7' 3" (4.99m x 2.2m)
Bedroom One	12' 10" x 10' 2" (3.9m x 3.1m)
Bedroom Two (Back)	10' 2" x 9' 7" (3.1m x 2.92m)
Bedroom Three (Front)	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

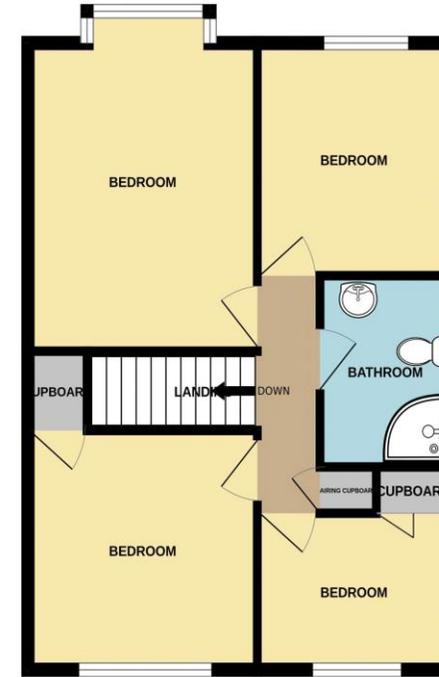
The property benefits from driveway parking for multiple vehicles and a paved pathway leading to the front door, with an attractive area laid to lawn to the front. To the rear, there is a generous patio area that wraps around the back and side of the house behind the garage, ideal for outdoor entertaining.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