

The Brambles, Wellington TA21 9PS

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welcome to

The Brambles, Wellington

A modern four-bedroom detached home offering a spacious lounge/diner, separate kitchen and main bedroom with en-suite, plus two further doubles and a single bedroom. Outside, the property benefits from driveway parking for two cars, a garage and a rear garden with lawn and patio area.

Entrance Hall

Cloakroom

Lounge/ Diner

Kitchen

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Front Garden

Rear Garden

Parking
2 Spaces

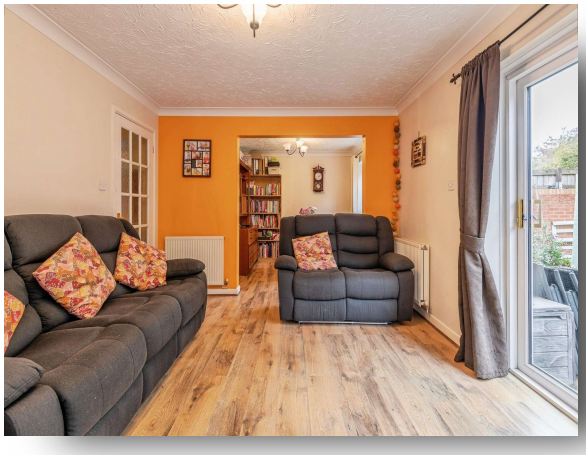
Garage

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Situated in the popular Wellington area, 25 The Brambles is a modern four-bedroom detached family home offering well-proportioned accommodation, off-road parking and a garage. The ground floor features a spacious lounge/diner alongside a separate fitted kitchen, providing a practical layout for everyday family living.

Upstairs, the main bedroom benefits from its own en-suite shower room, complemented by two further double bedrooms and a single bedroom. Outside, there is driveway parking for two cars leading to the garage, while the rear garden offers a combination of lawn and patio, providing space for both relaxing and outdoor dining.



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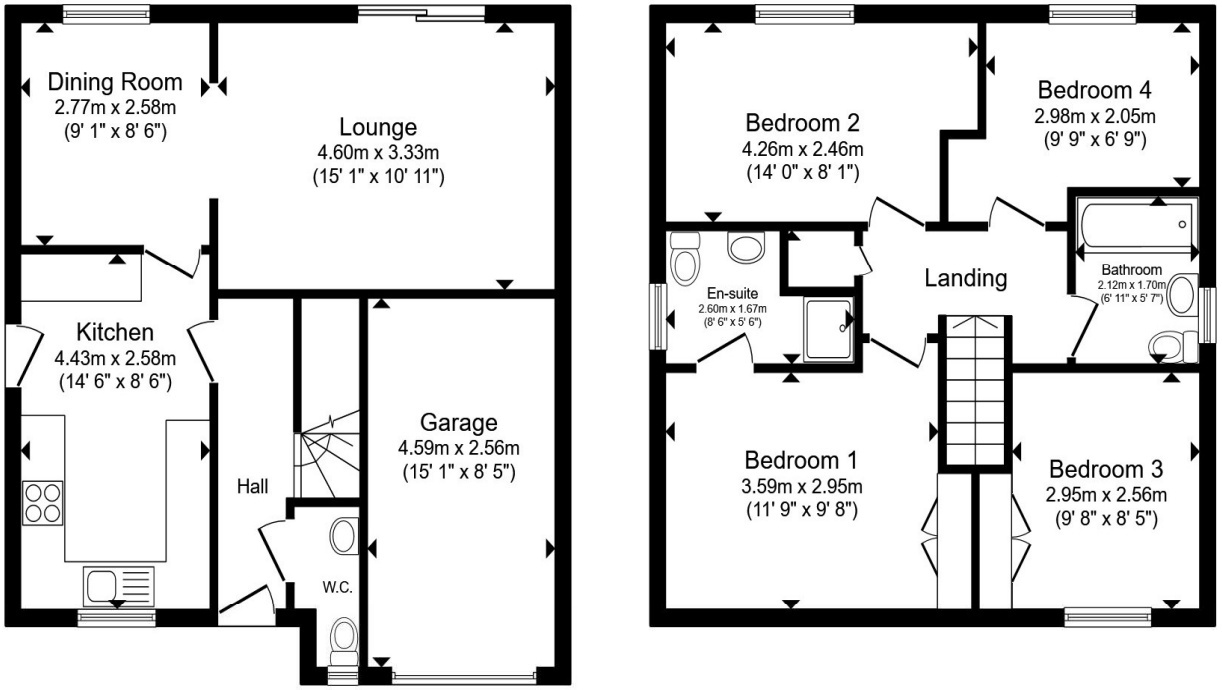
welcome to

The Brambles, Wellington

- Modern Four-Bedroom Detached Family Home
- Spacious Lounge/Diner & Separate Kitchen
- Main Bedroom with En-Suite Shower Room
- Driveway Parking for Two Cars & Garage
- Enclosed Rear Garden with Lawn & Patio Area

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£340,000



Total floor area 108.6 m² (1,169 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
TAU109726 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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