



9 Sanford Rise, Wellington, TA21 9GF

£345,000

GIBBINS RICHARDS 
Making home moves happen

Semi detached/ Garage/South facing garden

An attractive and well-presented three bedroom semi-detached family home in a quiet corner of a popular modern development on the outskirts of Wellington. A welcoming entrance hall provides access to a useful cloakroom, well proportioned sitting room and a spacious open-plan kitchen/dining room and patio doors open directly onto the rear garden, creating an ideal space for entertaining and everyday family living. The first floor offers three bedrooms, family bathroom and the main bedroom benefits from a contemporary en-suite shower room. The rear south facing garden has been landscaped and is arranged with a paved patio area immediately adjoining the house, providing space for outdoor seating and dining. The remainder is laid to lawn with a further gravelled area, all enclosed and offering a good degree of privacy. To the front and side there is a driveway providing off-road parking for two vehicles and access to a single garage. An excellent opportunity to acquire a modern, energy-efficient family home in a convenient location for local amenities, schools and transport links.

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

Sanford Rise forms part of the popular Jurston Fields development on the southern edge of Wellington, a thriving Somerset market town approximately 7 miles from Taunton. The town offers an excellent range of amenities including supermarkets, independent shops, cafés, schooling and leisure facilities, together with well-regarded independent education at Wellington School. Junction 26 of the M5 motorway is easily accessible, providing convenient links to Exeter, Bristol

Approx. 863sq.ft./80.16sq.m.

Semi detached house

Built by C G Fry & Son in 2021

Driveway for two vehicles and garage

Low maintenance gardens

Benefit from the remainder of the standard 10-year NHBC warranty.

Master En-suite

Popular residential development on the edge of town



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Accommodation

Entrance hall

Sitting Room 14' 6" x 9' 9" (4.41m x 2.97m)

Kitchen/ Diner 16' 4" x 12' 1" (4.99m x 3.68m)

Cloakroom

Bedroom 12' 2" x 9' 3" (3.70m x 2.81m)

Ensuite

Bedroom 10' 0" x 9' 3" (3.06m x 2.81m)

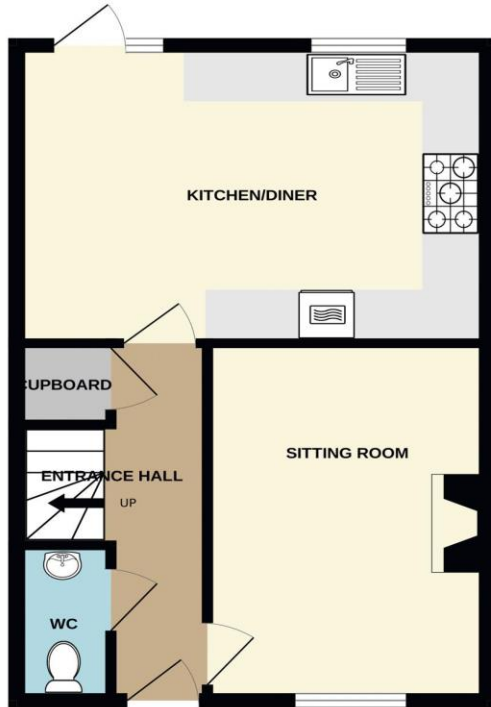
Bedroom 10' 1" x 7' 2" (3.08m x 2.18m)

Bathroom 7' 2" x 6' 4" (2.18m x 1.92m)

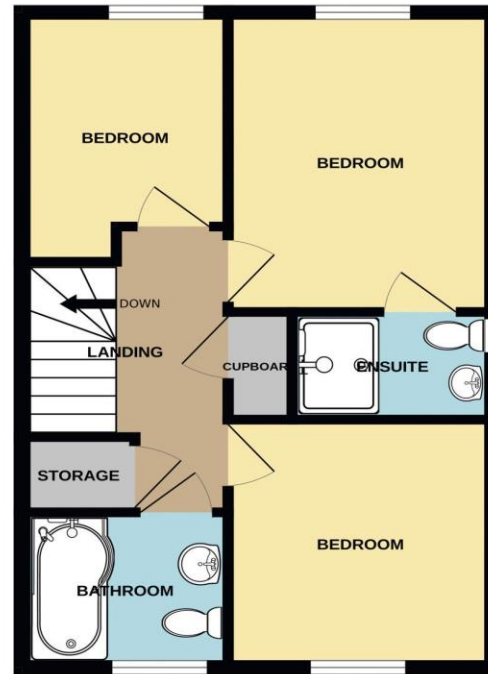
Outside Driveway, garage, front and rear garden



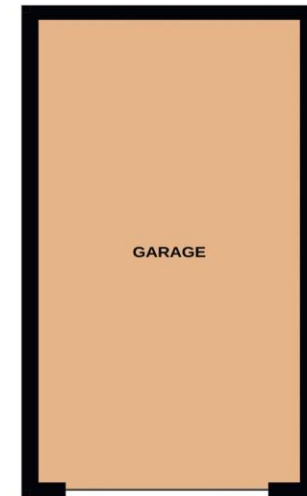
GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



GARAGE
187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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.

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