



**GIBBINS RICHARDS**   
Making home moves happen

**1 Waterloo Road, Wellington TA21 8HU**  
**£410,000**

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A well presented three/four bedroom end-of-terrace home offering spacious and versatile accommodation set over multiple floors. The ground floor comprises a welcoming living room featuring a wood burner, a separate dining room and an additional study/reception room providing flexible living space. The kitchen is well-proportioned and complemented by a convenient cloakroom, with a conservatory to the rear offering further living or relaxation space. To the first floor, a central landing leads to three bedrooms and a family bathroom. The second floor provides two useful loft rooms, ideal for a variety of purposes such as home office space, hobbies, or additional accommodation. The property also benefits from a basement level, offering additional storage. Externally, there is a brick-built workshop and a garage. The garden is arranged with a patio area, lawn and established borders, creating an attractive outdoor space. There is also off-road parking leading to the garage off of Courtland Road. This property offers a great balance of character and practicality, making it suitable for families or those seeking flexible living arrangements.

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

Waterloo Road is conveniently located in Wellington, close to the town centre and a wide range of shops, cafés, and everyday amenities. The area is well-suited to families, with local schools and recreational facilities nearby. Excellent transport links are easily accessible, including the A38 and M5 motorway, providing good connections to Taunton, Exeter, and beyond.

Approx 1830 sq.ft/ 170 sq.m

Central location

Four storey end of terrace

Character features

Basement and loft rooms

Close to amenities

Parking and garage

Outside brick storage shed



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### Accommodation

Living Room	13' 2" x 12' 4" (4.01m x 3.76m)
Dining Room	11' 11" x 11' 0" (3.63m x 3.35m)
Kitchen	11' 9" x 9' 0" (3.58m x 2.74m)
Study/ Reception Room	10' 7" x 9' 0" (3.22m x 2.74m)
Conservatory	9' 7" x 5' 9" (2.92m x 1.75m)
Landing	
Bedroom	14' 7" x 13' 2" (4.44m x 4.01m)
Bedroom	13' 1" x 10' 7" (3.98m x 3.22m)
Bedroom	11' 10" x 11' 11" (3.60m x 3.63m)
Bathroom	11' 9" x 9' 0" (3.58m x 2.74m)
Loft room	13' 10" x 11' 10" (4.21m x 3.60m)
Loft Storage	14' 7" x 11' 6" (4.44m x 3.50m)
Brick built workshop	15' 1" x 5' 9" (4.59m x 1.75m)
Basement	15' 6" x 12' 1" (4.72m x 3.68m)

### Outside

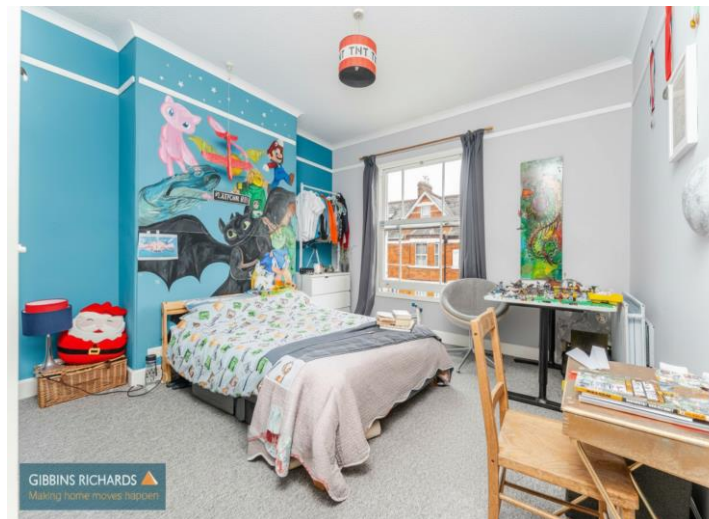
Rear garden, garage and off-road parking



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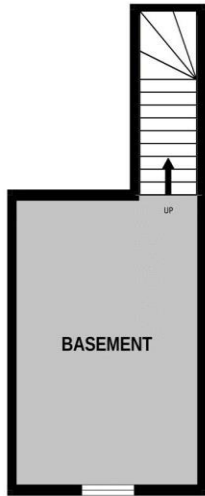


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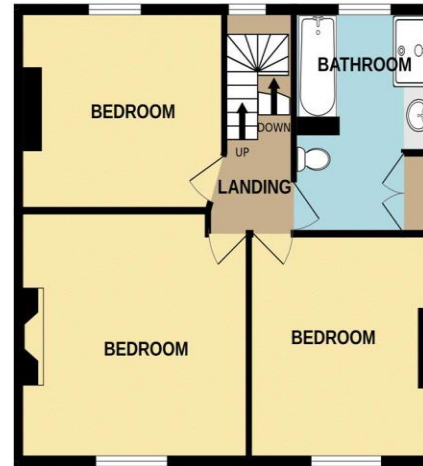
**BASEMENT**  
228 sq.ft. (21.2 sq.m.) approx.



**GROUND FLOOR**  
663 sq.ft. (61.6 sq.m.) approx.



**1ST FLOOR**  
609 sq.ft. (56.6 sq.m.) approx.



**2ND FLOOR**  
329 sq.ft. (30.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1830 sq.ft. (170.0 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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