



GIBBINS RICHARDS 
Making home moves happen

93 Springfield Road,, Wellington TA21 8LH
£280,000

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Victorian Terrace* Off-road parking * Large Garden

This beautifully presented Victorian terrace offers spacious, open-plan living with three good sized bedrooms and family bathroom. On entering the property there is a small porch and entrance hallway which leads to a living room with wood burner, dining room and then on to a modern kitchen with underfloor heating and fully integrated appliances, an induction hob and a boiling water tap. Utility room with sink and range of cupboards. Custom built made-to-measure window shutters to all front windows. The ground floor has oak flooring with fitted sisal carpets on the stairs and landing. To the first floor, built-in wardrobe on the landing, two bedrooms and family bathroom which has motion sensor lighting. Further stairs lead to the second floor and bedroom three. Outside, an enclosed back garden, with rear access to off-road parking for 4 cars. Shed with electric and power. Situated on a highly desirable road, this property combines character and with modern comforts in this sought-after location. Energy rating : D -58

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

Springfield Road is deemed by many as one of the town's most popular roads, with a great community spirit and its own Facebook group. Well located to recreational grounds, Rugby Club, Schools and countryside walks. Wellington town itself has a good range of local independent shops and national stores. There is also an assortment of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to the County Town of Taunton and a Falcon bus to Plymouth - Bristol.

Approx 99.6 sq.m / 996 sq.ft

Charming victorian terrace with spacious, open-plan living space

Upvc double glazing and gas central heating

Wood burner

Enclosed rear garden

Rear access with plenty of off-road parking spaces

A great place to live with footpaths & leisure facilities on your doorstep

Oak flooring downstairs and sisal carpets on stairs and landing



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Entrance Porch

Entrance Hallway

Living Room 11' 6" x 11' 2" (3.51m x 3.40m)
Oak flooring. Wood burner.

Dining Room 12' 6" x 11' 2" (3.82m x 3.40m)
Oak flooring. Under stairs cupboard.

Inner Hallway Utility cupboard with sink. Another cupboard that has space for the washing and larder space with automatic lights.

Kitchen 10' 8" x 7' 1" (3.24m x 2.15m)
Integrated appliances; fridge/freezer, twin oven cooker & dishwasher. There's also an Induction hob and a boiling water tap. Underfloor heating.

Downstairs WC

Landing Built in cupboard space

Bedroom One 11' 7" x 8' 6" (3.53m x 2.60m)

Bedroom Two 10' 4" x 8' 6" (3.14m x 2.60m)

Family Bathroom 11' 2" x 6' 0" (3.40m x 1.82m)
Automatic lighting.

Bedroom Three 13' 2" x 9' 7" (4.01m x 2.93m)

Outside

Large rear garden. Outdoor electric sockets and full electricity connection in the shed with lighting and a switch at the gate. Off-road parking for 4 cars.



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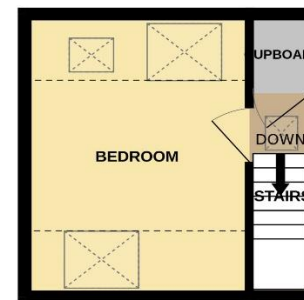
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 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.



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