



GIBBINS RICHARDS 
Making home moves happen



6 Corams Lane, Wellington, TA21 8LL
£300,000

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No onward chain/Period cottage/ Generous reception areas

This is a fabulous and characterful double-fronted cottage which is part of a pretty terrace on the northern side of town. The two bedroom cottage has lots of flexible ground floor space, two bedrooms and a useful loft room. Energy Rating: C (71)

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

The entrance porch leads into the dining hall, which is open plan to the kitchen. To the rear, a good-sized garden room provides access to the utility room, cloakroom and cellar. The sitting room features a log burner and staircase to the first floor. The first floor comprises two double bedrooms, a bathroom and a small lobby leading to a part-converted loft space with Velux window. Outside, the property has a private, enclosed rear garden with a sunny aspect, timber fencing and rear access onto Riverside. Further benefits include solar panels and gas central heating. Corams Lane is conveniently positioned for Wellington town centre, with the sports centre, swimming pool and The Basins all within easy reach. The town's shops, services and transport are also readily accessible.

Accommodation	
Entrance Porch	
Entrance Hall / Dining Room	14' 0" x 6' 0" (4.26m x 1.83m)
Kitchen	13' 11" x 6' 1" (4.24m x 1.85m)
Garden Room	14' 10" x 9' 8" (4.52m x 2.94m)
Cellar	14' 7" x 7' 0" (4.44m x 2.13m)
Utility Room	8' 11" x 7' 5" (2.72m x 2.26m)
Sitting Room	13' 11" x 12' 2" (4.24m x 3.71m)
First Floor Landing	
Bathroom	9' 7" x 7' 1" (2.92m x 2.16m)
Bedroom One	17' 6" x 10' 9" (5.33m x 3.27m) narrowing to 7' 4"
Bedroom Two	14' 5" x 7' 1" (4.4m x 2.16m)
Lobby	7' 10" x 3' 4" (2.39m x 1.02m) With steps to loft room
Loft Room	18' 9" x 8' 4" (5.71m x 2.54m)
Rear Garden	An enclosed rear garden with timber fencing and rear pedestrian gate.



- Approx 1352 sq.ft/ 125.6 sq.m
- Double fronted terrace cottage
- Garden room and utility room
- Cellar and loft room
- Period features
- Log burner & Central heating
- Solar panels
- No onward chain



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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
wg@gibbinsrichards.co.uk www.gibbinsrichards.co.uk