



**GIBBINS RICHARDS**   
Making home moves happen

**5 Popham Road, Wellington TA21 9BQ**  
**£315,000**

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**Three Bedroom Semi-detached / Extended / Off-road parking** A beautifully-extended three bedroom semi-detached home, offering a well-presented interior, enclosed rear garden and attached garage. The property is positioned in a highly regarded residential road, close to the town centre and road links.

**Tenure: Freehold / Energy Rating:TBC / Council Tax Band: C**

The property has an entrance hall, cloakroom, sitting room and modern fitted kitchen / dining room. There is an additional 'garden room' to the rear which augments the original layout very well, also with the vaulted ceiling flooding the space with light and opens out to the rear garden. On the first floor, three bedrooms (with master en-suite) and a family bathroom complete the interior. Externally the house has a good sized front garden, with off street parking, and a rear garden that has been well thought-out with raised beds, lawn, patio and a handy shed for storage. Attached to the property you have the added bonus of a garage which has been dry-lined to create a comfortable space for different uses, with the addition of running water and electrics. Popham Road is one of the more popular roads on the Cades Farm development due to its crescent status and thus not having much passing traffic. There are good footpaths and bus links to the town centre.

Approx 1087 sq ft/ 101 sq m

Enhanced semi-detached house with stone front

Popular residential road

Additional bespoke garden room with vaulted ceiling

Attached garage with dry-lined walls and fitted sink

Established rear garden with raised beds, lawn, patio and shed

Side access to rear garden

Off street parking and front garden

Close to town centre and excellent transport links to the M5 & A38

Early viewing advised



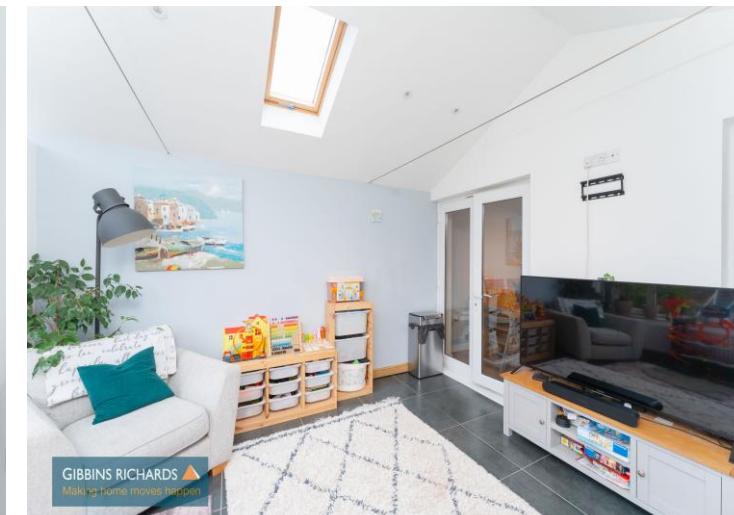
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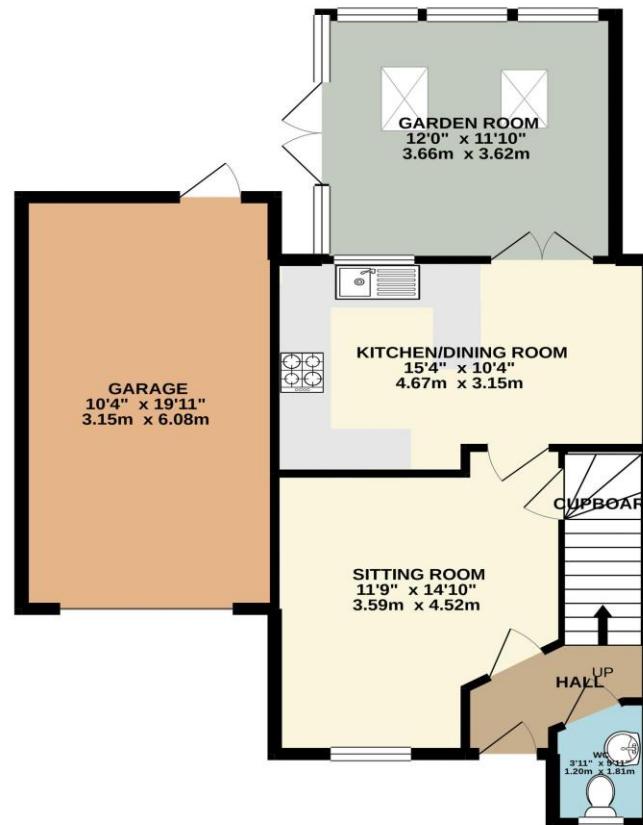


## ACCOMMODATION

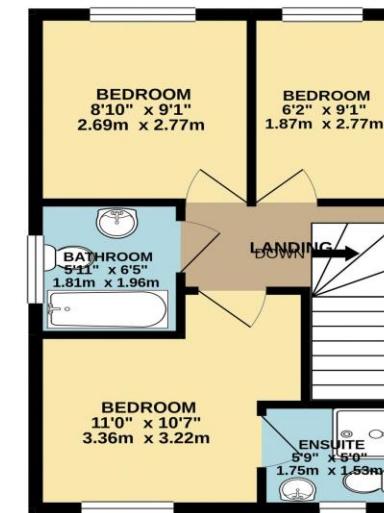
Entrance Hall	
Cloakroom`	
Sitting Room	14' 10" x 11' 9" (4.52m x 3.58m)
Kitchen / Dining Room	15' 4" x 10' 4" (4.67m x 3.15m)
Garden Room	12' 0" x 11' 10" (3.65m x 3.60m)
First Floor Landing	
Bedroom One	11' 0" x 10' 7" (3.35m x 3.22m)
En-suite	5' 9" x 5' 9" (1.75m x 1.75m)
Bedroom Two	9' 1" x 8' 10" (2.77m x 2.69m)
Bedroom Three	9' 1" x 6' 2" (2.77m x 1.88m)
Family Bathroom	6' 4" x 5' 11" (1.93m x 1.80m)
Outside	Externally the house has a good sized front garden, with off street parking, and a rear garden that has been well planned and is of a good size, even with the garden room addition.



GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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 sale and purchase 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.