



GIBBINS RICHARDS
Making home moves happen

39 Popham Road, Wellington TA21 9BQ

£379,950

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Detached house/Garage/Low maintenance garden

A well-proportioned and attractive detached family home offering spacious accommodation throughout and a well-maintained enclosed rear garden. The property is approached via a driveway providing off-road parking and access to an integral garage. The front garden is mainly laid to lawn with a selection of shrubs, creating an inviting approach. A side gate leads to the enclosed rear garden, which is designed for ease of maintenance and enjoyment, featuring a combination of decking, paving and gravel seating areas. Internally, the entrance hallway provides access to the ground floor accommodation, including a convenient cloakroom. To the front of the property is a well-appointed kitchen. To the rear is a large sitting/dining room, spanning the full width of the property with patio doors opening directly onto the garden, ideal for indoor-outdoor living. Stairs rise to the first floor landing, where there are four well-proportioned bedrooms and a family bathroom. The main bedroom benefits from an en-suite shower room and fitted wardrobes. This is a superb family home offering versatile living space, good bedroom proportions and excellent outdoor areas in a sought-after Wellington location.

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

Popham Road is a popular residential location in Wellington, offering convenient access to the town centre while still maintaining a quiet, established neighbourhood feel. The area is well served by local amenities, schools and transport links, with easy access to the A38 and M5 for commuting.

Approx. 1482 sq.ft. / 137 sq.m.

Detached house

Four sizeable bedrooms, master en-suite and family bathroom

Green outlook at the front

Off road parking & garage

Popular residential & well established development

Spacious enclosed easy to maintain rear garden



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Accommodation

Entrance Hallway

Kitchen 13' 5" x 10' 2" (4.1m x 3.1m)

Living/Dining 27' 11" x 12' 2" (8.52m x 3.7m)

Cloakroom 6' 11" x 2' 11" (2.1m x 0.90m)

First floor landing

Bedroom One 13' 5" x 11' 0" (4.1m x 3.35m)

En-suite

Bedroom Two 12' 2" x 10' 6" (3.7m x 3.2m)

Bedroom Three 13' 5" x 10' 5" (4.09m x 3.18m)

Bedroom Four 10' 2" x 10' 2" (3.1m x 3.09m)

Family Bathroom 8' 6" x 6' 5" (2.6m x 1.95m)

Outside

Off road parking, single integral garage, front garden with gate leading to enclosed rear garden.





GROUND FLOOR
APPROX. FLOOR
AREA 825 SQ.FT.
(76.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 657 SQ.FT.
(61.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1482 SQ.FT. (137.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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