



GIBBINS RICHARDS 
Making home moves happen

65 Pear Tree Way, Wellington TA21 9AB
£360,000

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No onward chain/ Detached house/ Landscaped garden

A highly attractive four-bedroom detached house enjoying a wonderful open outlook to the front. The accommodation is well presented and generously proportioned throughout, with four double bedrooms on the first floor and an en-suite serving the main bedroom.

Outside, the property benefits from a driveway providing parking for two vehicles and a single garage. The excellent enclosed rear garden has been thoughtfully landscaped and includes a versatile shed with light and power, ideal for use as a hobby/craft room or home office. A veranda provides covered seating over the patio, creating a superb space for outdoor enjoyment.

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

The town boasts an abundance of boutique, independent shops and national stores. There are plenty of things to do, all with countryside on the doorstep. Wellington is also home to a public school, Wellington School, and Courtfields Community school. There is a 1930s cinema, arts centre, cricket, rugby and football clubs, sports centre with swimming pool, as well as a Grade II listed formal park / gardens, playparks and so much more which adds to this community. The M5 is accessed within a 5 minute drive from this development as well as Lidl supermarket and bus services. A convenient and friendly place to live.

Approx 1272 sq.ft./118.1sq.m.

No onward chain

Detached house

Four double bedrooms

Exceptional outlook to the front

Good cosmetic condition throughout

Garage & driveway

En-suite to main bedroom

Hugely popular design





Accommodation

Entrance Hall

Living Room 21' 7" x 10' 3" (6.57m x 3.12m)

Kitchen / Diner 21' 7" x 10' 0" (6.57m x 3.05m)

Utility

Ground Floor Cloakroom

Bedroom One 12' 11" x 9' 7" (3.93m x 2.92m)

En-Suite

Bedroom Two 10' 6" x 9' 7" (3.20m x 2.92m)

Bedroom Three 12' 7" x 9' 7" (3.83m x 2.92m)

Bedroom Four 12' 1" x 6' 7" (3.68m x 2.01m)

Family Bathroom

Outside

To the side of the property is a driveway providing parking for two vehicles, along with a single garage equipped with light and power. The enclosed rear garden is laid to both patio and lawn, with a veranda offering covered outdoor space. There is also a useful shed, also benefiting from light and power.





TOTAL FLOOR AREA : 1272 sq.ft. (118.1 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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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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