



GIBBINS RICHARDS
Estate Agents

48 Aspin Close, Wellington TA21 9EQ

£335,000

GIBBINS RICHARDS 
Making home moves happen

Detached home* Garage & Parking* Quiet location

A well-presented three-bedroom detached home situated in a quiet location in Wellington, offering spacious and practical accommodation ideal for families or first-time buyers. The property comprises an entrance hall with useful storage, a ground floor WC, a generous living room, and a well-appointed kitchen/diner with French doors opening onto the rear garden. A separate utility room provides additional storage and appliance space. To the first floor are three well-proportioned bedrooms, including a master bedroom benefiting from an en-suite shower room, together with a modern family bathroom and additional landing storage. Externally, the property enjoys a good-sized enclosed rear garden with mature bushes and established planting, providing a pleasant outdoor space for relaxing or entertaining. To the rear of the garden is a detached garage with off-road parking.

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

Aspin Close forms part of the Cades Farm development, a modern residential area located on the outskirts of Wellington. The neighbourhood is known for its family-friendly atmosphere and offers a mix of contemporary homes. The development is conveniently positioned close to a range of local amenities, including schools, shops and leisure facilities, whilst also providing easy access to Wellington town centre and local bus routes. For commuters, the nearby M5 motorway offers excellent connections to Taunton, Exeter and beyond.

Approx 86.5 sq.m / 931 sq.ft

Walled rear garden with pedestrian door into the garage

Excellent three-bedroom detached house

Master en suite

Easy access to transport link including the m5 for commuting

Open plan kitchen diner, ideal for family meals and entertaining

Gas central heating & upvc double glazing

Lovely green space at the front





Accommodation

Entrance Hall

Living Room 13' 1" x 12' 1" (3.99m x 3.68m)

Downstairs Cloakroom

Kitchen/Diner 18' 1" x 9' 5" (5.52m x 2.87m)

Utility room 7' 9" x 5' 6" (2.35m x 1.68m)

Landing

Bedroom One 13' 1" x 10' 8" (3.99m x 3.26m)

Ensuite

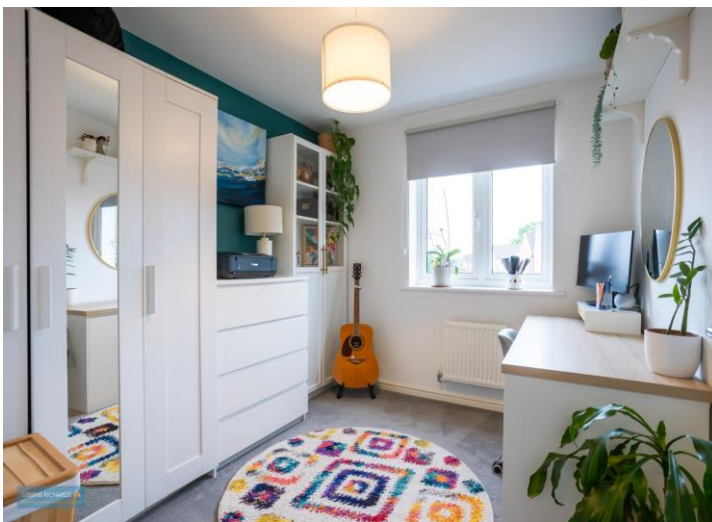
Bedroom Two 9' 10" x 9' 5" (3.00m x 2.87m)

Bedroom Three 9' 5" x 8' 3" (2.87m x 2.51m)

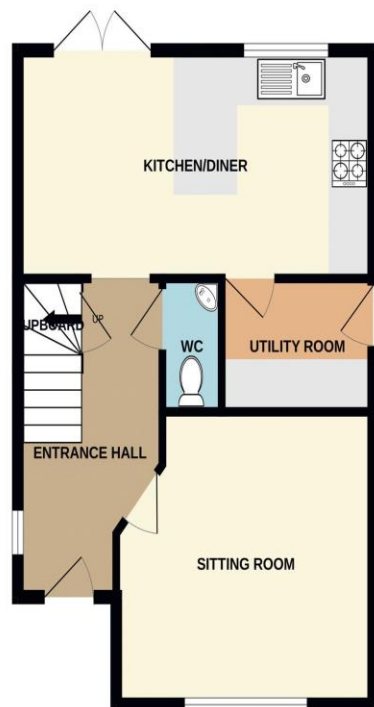
Bathroom

Outside

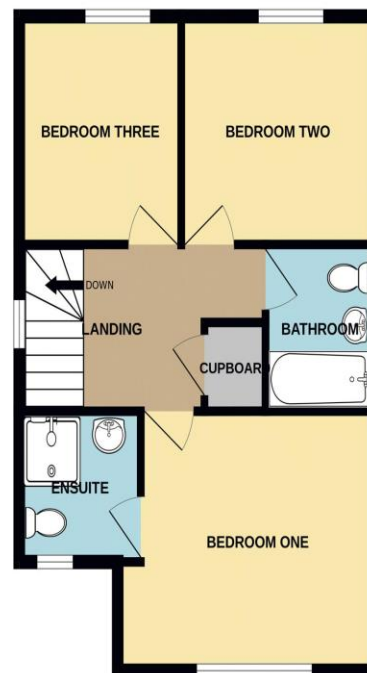
Enclosed walled rear garden with mature shrubs. Garage and parking space located to the rear of the garden. The garage has a side access door together with power and lighting



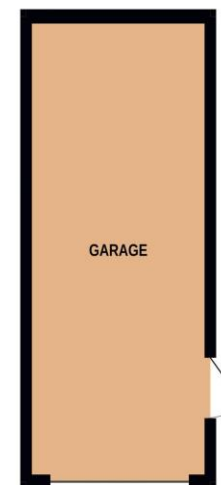
GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



GARAGE
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 931sq.ft. (86.5 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.



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
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk