



GIBBINS RICHARDS 
Making home moves happen

6 John Cole Close, Wellington TA21 8DR
£425,000

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Corner Plot/ Detached/ Walled garden

A well-presented four bedroom detached home situated in a quiet cul-de-sac, offering spacious family accommodation. The property benefits from a downstairs cloakroom, separate study, garage, driveway parking and occupies a corner plot.

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

The accommodation comprises an entrance hall, living room, kitchen/dining room, utility room, downstairs study and cloakroom. The first floor offers four bedrooms, including a main bedroom with en-suite, together with a family bathroom. Outside, the property benefits from a garage, driveway parking and an enclosed rear garden laid to patio and lawn. Situated on the popular Longforth Farm development in Wellington, the property is within easy reach of local schools, amenities, and transport links.

Approx 1340 sq ft/ 121.2 sq.m

Detached house

Generous sized kitchen/ diner

Study and Utility room

Garage and driveway

Double glazing and gas central heating

Enclosed rear garden

Cul de sac position





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Accommodation

Hallway

Sitting Room 13' 0" x 16' 3" (3.97m x 4.95m)

Kitchen/Diner 26' 1" x 10' 6" (7.94m x 3.2m)

Utility room 7' 2" x 5' 7" (2.2m x 1.72m)

Cloakroom

Study 10' 7" x 6' 6" (3.23m x 1.99m)

First Floor Landing

Bedroom One 11' 5" x 10' 4" (3.49m x 3.14m)

En-suite 5' 5" x 7' 4" (1.66m x 2.23m)

Bedroom Two 14' 0" x 8' 8" (4.26m x 2.63m)

Bathroom 11' 9" x 7' 3" (3.59m x 2.2m)

Bedroom Three 8' 4" x 10' 11" (2.54m x 3.33m)

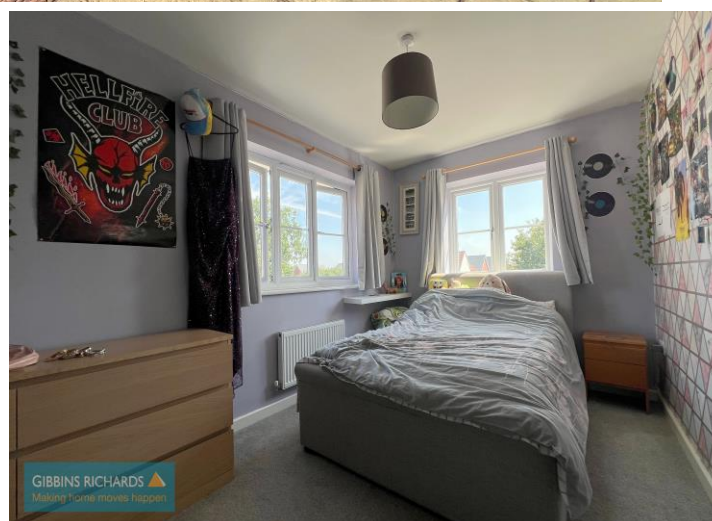
Bedroom Four 7' 1" x 10' 11" (2.16m x 3.33m)

Outside

Driveway, garage and garden.



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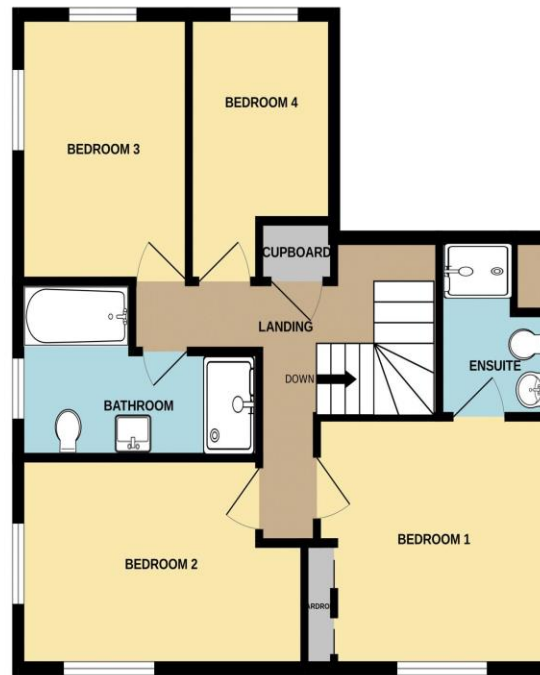


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GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 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.



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