





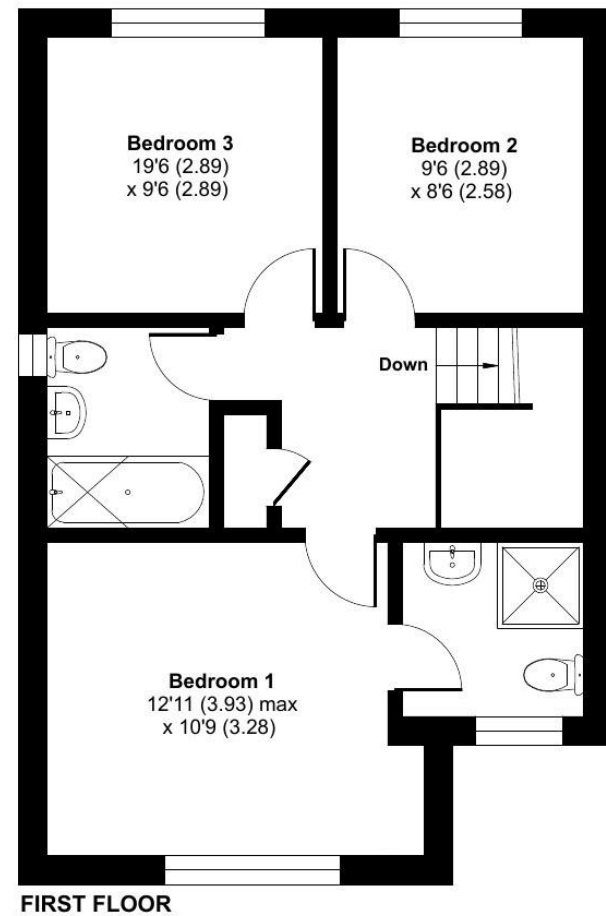
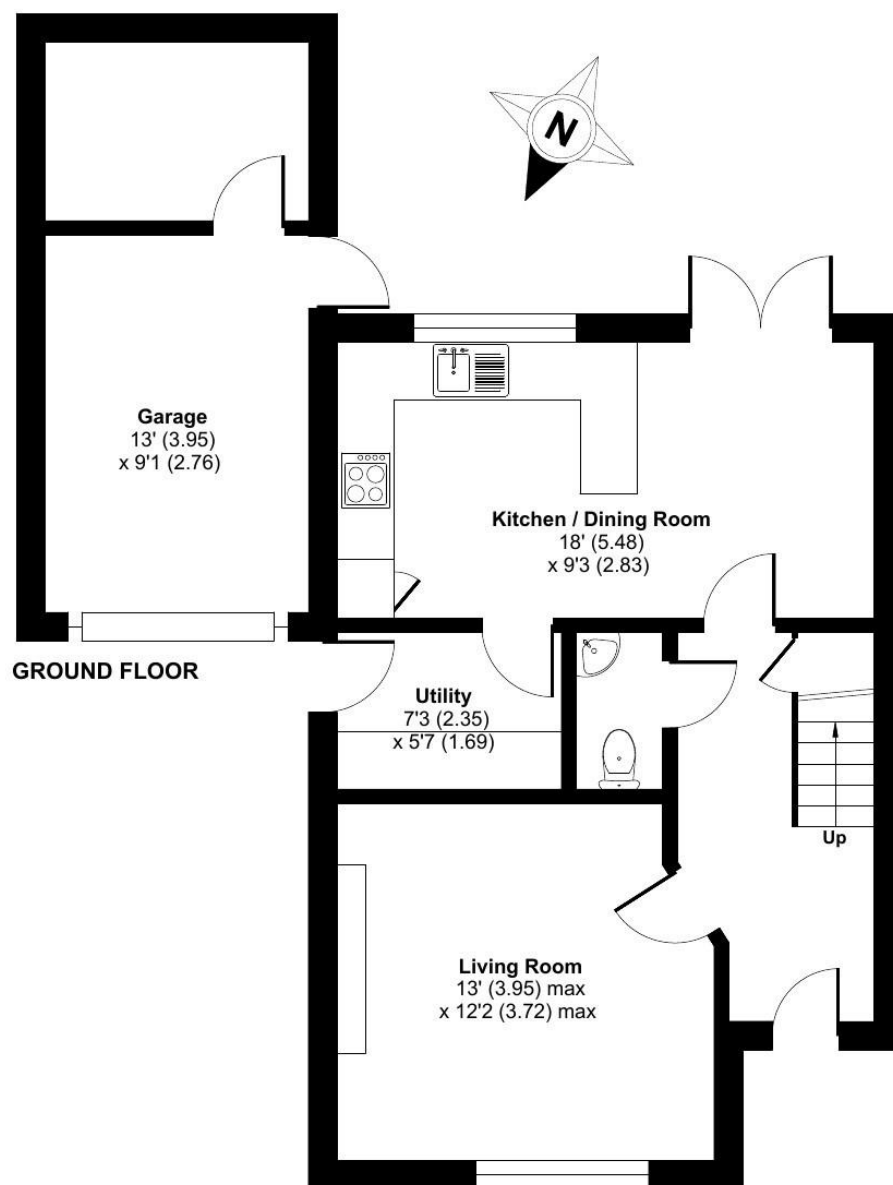
## Aspin Road, Wellington, TA21

Approximate Area = 984 sq ft / 91.4 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1161 sq ft / 107.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1392961

A spacious 3 double bedroom detached family home situated on the popular Cades Farm development within walking distance of the town centre, a supermarket and bus route. Having been owned by the current occupiers since new, the property has been meticulously maintained and is beautifully presented, offering an opportunity for an incoming buyer to move straight in.

The accommodation on offer briefly comprises; front door opens into entrance hallway with stairs to the first floor, downstairs cloakroom and doors to the principal rooms. The sitting room is a generous size with a window to the front elevation and a feature fireplace. Spanning the width of the property at the rear is an open plan kitchen/dining room with a fully fitted kitchen with an integrated dishwasher and space for a family dining table and chairs. The adjoining utility room provides space for a washing machine and tumble dryer with a door to the driveway parking.

To the first floor, there are three well proportioned bedrooms serviced by the family bathroom. The master bedroom has the additional benefit of an en-suite shower.

Outside, the property is set back from the road with driveway parking in turn leading to the garage with up and over door and personnel door to the rear garden. The garden is predominantly laid to artificial lawn and patio and offers a safe space for children and pets.



- Immaculately presented family home
- Three double bedrooms
- Master en-suite and downstairs cloakroom
- Garage and driveway
- Popular modern development

