



GIBBINS RICHARDS 
Making home moves happen

7 Longforth Road, Wellington TA21 8RQ
£265,000

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An exceptionally spacious three bedroom semi-detached house, offering a driveway to the front and a hugely attractive enclosed rear garden of good size. The property would benefit from some cosmetic updating but offers outstanding potential to a variety of prospective purchasers. Coming to the market with NO ONWARD CHAIN. Energy Rating: D

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

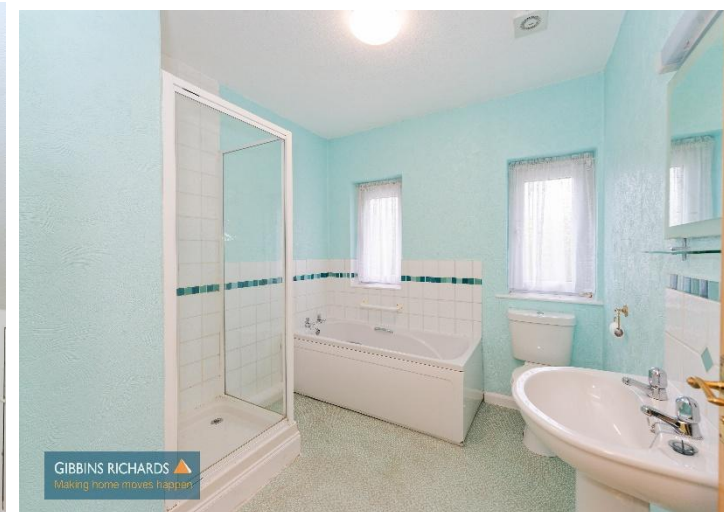
Longforth Road is ideally situated to enjoy the town's many amenities, including a sports centre with a swimming pool, primary and secondary schools, playing fields, fishing ponds, and scenic rural walks and cycle trails. Wellington town itself offers a vibrant selection of independent shops, and supermarkets including Asda and Waitrose, arts centre and cinema and excellent access to the M5 and A38.

SIZEABLE THREE BEDROOM SEMI-DETACHED
DRIVEWAY FOR TWO VEHICLES
WONDERFUL ENCLOSED REAR GARDEN
FANTASTIC POTENTIAL
A STONE'S THROW FROM TOWN CENTRE
EXTENDED GROUND FLOOR LIVING SPACE
NO ONWARD CHAIN

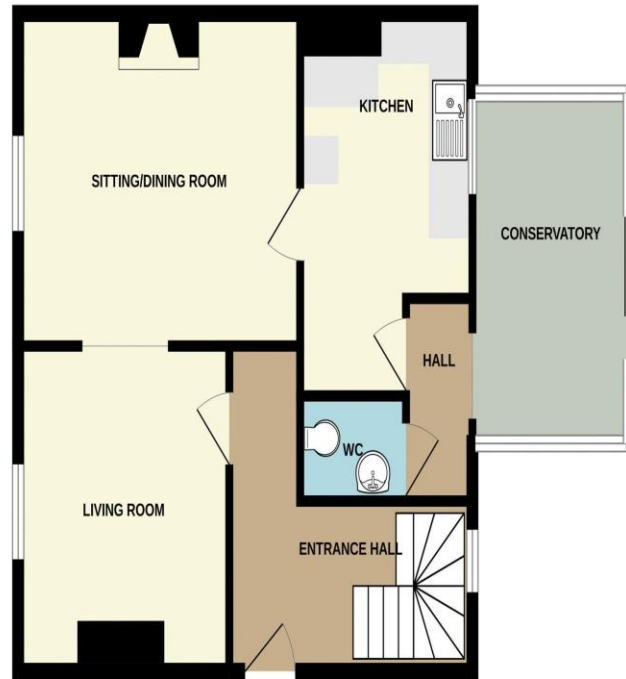




Bedroom One	14' 8" x 10' 6" (4.47m x 3.20m)
Bedroom Two	11' 3" x 12' 0" (3.43m x 3.65m)
Bedroom Three	10' 5" x 8' 4" (3.17m x 2.54m)
Family Bathroom	8' 8" x 8' 3" (2.64m x 2.51m)
Entrance Hall at the widest point	12' 1" x 11' 11" (3.68m x 3.63m)
Living Room	23' 4" x 11' 11" (7.11m x 3.63m)
Kitchen	10' 1" x 8' 7" (3.07m x 2.61m)
Conservatory	12' 0" x 7' 8" (3.65m x 2.34m)
Utility / Downstairs Cloakroom	



GROUND FLOOR



1ST FLOOR



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 £30 + VAT (£36) **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