



GIBBINS RICHARDS 

38 Wellington New Road, Taunton TA1 5NF  
£330,000

GIBBINS RICHARDS   
Making home moves happen

**INTERNSL VIEWING A MUST! A beautifully presented 1930's semi with ample off road parking, carport, workshop and playroom/gym. Porch, Hall, Living Room with multifuel stove, superb kitchen/dining Room with built in double oven and microwave, utility, downstairs WC. 3 Bedrooms ,spacious re-fitted Bathroom with separate shower. Private established gardens and large lean-to semi-enclosed patio/seating area. Energy Rating: D-60**

#### THE PROPERTY

This well presented 1930's semi provides spacious accommodation boasting a number of attractive features including exposed floorboards, a superb open plan kitchen/Dining Room, the kitchen includes granite worktops, high gloss units and built in appliances as well as a utility room. (Further appliances available by separate negotiation). There is as a generous size living Room with feature multi-fuel fire. 2 large double bedrooms, 3rd bedroom with built-in bedframe and an attractive re-fitted Heritage style bathroom including a roll top bath, vanity unit and shower enclosure. To the outside, the property is well set back from the road enjoying ample off road parking, long carport with access to a large 2 sectional workshop and playroom/study with ample light and power. There is a long rear garden which includes a semi enclosed sun deck and pergola. The property is located in a convenient location within easy access to Musgrove Park Hospital, Somerset College and Castle School whilst the town centre which provides a wealth of facilities is approximately one mile away.

WELL PRESENTED 1930'S SEMI  
SUPERB KITCHEN/DINING ROOM

CLOAKROOM

UTILITY

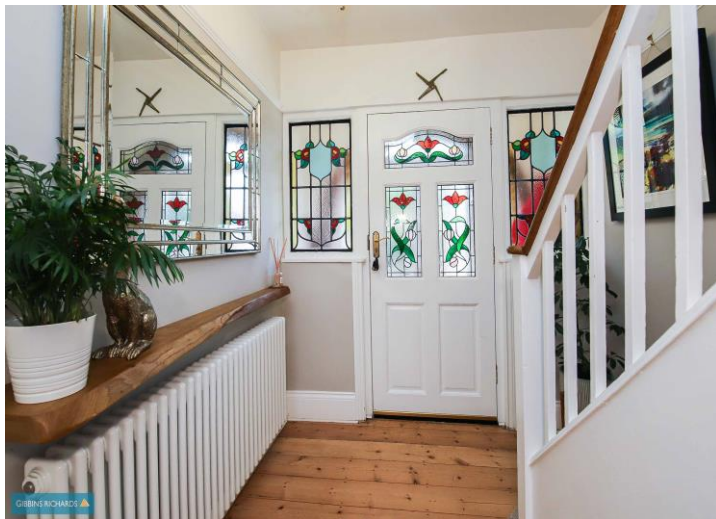
3 BEDROOMS

RE-FITTED BATHROOM WITH SEPARATE SHOWER

LARGE DOUBLE LENGTH GARAGE/WORKSHOP AND OFFICE/PLAYROOM

ESTABLISHED GARDEN

CASTLE SCHOOL CATCHMENT





Wooden double glazed French doors with matching side panels to:

Entrance Porch

Hallway

Lounge

Under stairs storage cupboard.

14' 4" (max into bay window) x 13' 10" (4.37m x 4.22m) Feature fireplace with marble surround and hearth with living flame coal effect gas fire.

Cloakroom

Kitchen/Diner

21' 2" x 12' 1" (6.45m x 3.68m) (max) Black granite work tops with integrated five ring halogen hob, double oven and grill and microwave.

Utility room

First Floor Landing

Bedroom 1

14' 5" (max into bay window) x 12' 11" (4.39m x 3.94m) two built-in wardrobes

Bedroom 2

12' 1" x 10' 8" (3.68m x 3.25m) to built-in wardrobes,

Bedroom 3

8' 4" x 7' 11" (2.54m x 2.41m) Built-in storage unit with shelving.

Bathroom

8' 5" x 7' 10" (2.56m x 2.39m)

Outside

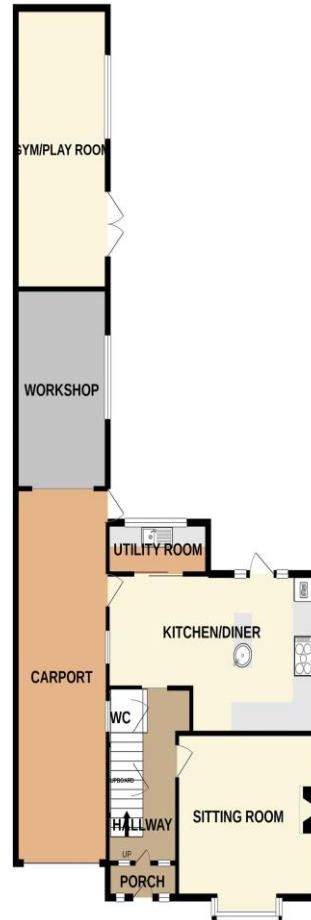
To the front of the property there is parking for 3/4 vehicles. CARPORT - 28' 0" x 9' 2" (8.53m x 2.79m) with double doors leading through to: WORKSHOP - 15' 5" x 8' 5" (4.70m x 2.56m) - GAMES ROOM/GYM - 21' 2" x 8' 5" (6.45m x 2.56m) with light and ample power. The rear garden is mainly laid to lawn with raised borders with large lean-to semi covered patio/seating area and rear gravelled play area and concrete base.





GROUND FLOOR  
1162 sq.ft. (108.0 sq.m.) approx.

1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1680 sq.ft. (156.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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