



GIBBINS RICHARDS 

15 Owen Street, Wellington, TA21 8JY

£325,000

GIBBINS RICHARDS 
Making home moves happen

An attractive four bedroom semi detached period house within walking distance of town centre. The accommodation is spacious and light and arranged over three floors. Driveway to the front and a beautiful rear garden.

Tenure: Freehold / Energy Rating: D,56 / Council Tax Band: C

Owen Street is a popular road on the north side of Wellington, within easy walking distance of the town centre and Wellington Sport Centre. Situated between the River Tone and the Blackdown Hills, the town centre offers a wide range of independently run shops and larger stores including Waitrose, whilst the County Town of Taunton, approximately 6 miles to the east, provides a greater range of shops and amenities. The M5 is easily accessible at J26 (Wellington), providing great links to Exeter to the south and Bristol and London to the north and east. There are regular rail services to London Paddington from Taunton and Tiverton Parkway, whilst Bristol and Exeter International Airports provide a number of domestic and international flights.

FOUR BEDROOM SEMI DETACHED FAMILY HOUSE
ACCOMMODATION OVER THREE FLOORS
WELL PRESENTED THROUGHOUT
POTENTIAL FOR FURTHER EXTENSION
UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
POPULAR RESIDENTIAL AREA
GOOD SIZE REAR GARDEN PERFECT FOR ENTERTAINING
ATTIC BEDROOM
WITHIN WALKING DISTANCE OF THE TOWN CENTRE





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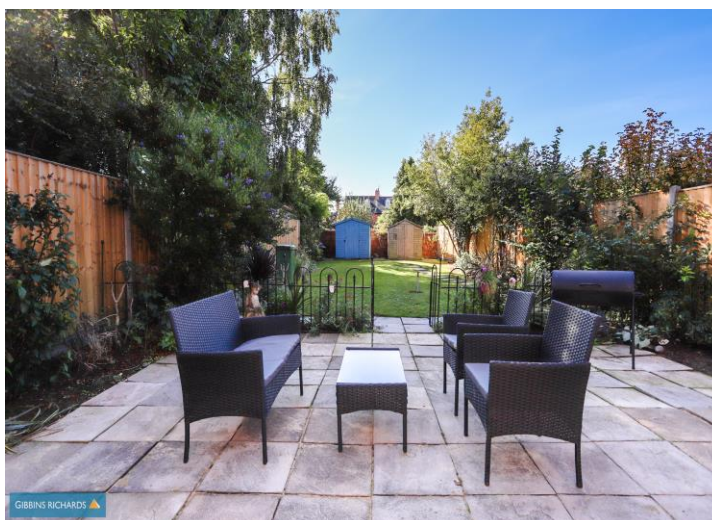
Entrance Hall	Stairs leading to the first floor
Open Plan Sitting Room/ Dining Room	
Sitting Room	13' 4" x 11' 1" (4.06m x 3.38m)
Dining Room	11' 0" x 10' 0" (3.35m x 3.05m)
Kitchen	14' 2" x 6' 2" (4.31m x 1.88m)
First Floor Landing	Stairs leading to the second floor
Bedroom One	12' 8" x 9' 8" (3.86m x 2.94m) Fitted wardrobes
Bedroom Two	10' 9" x 8' 7" (3.27m x 2.61m)
Bedroom Three	10' 9" x 8' 4" (3.27m x 2.54m)
Family Bathroom	7' 4" x 5' 11" (2.23m x 1.80m)
Second Floor bedroom	13' 9" x 9' 3" (4.19m x 2.82m) Eaves storage. WC

OUTSIDE

Driveway parking to the front of the property and pedestrian side access leading to the rear garden. The garden is fully enclosed by an attractive brick wall and new paneled fencing. A good sized garden, with a large patio area, perfect for outside entertaining. The remainder is laid to lawn, with well stocked flower and shrub borders. Two garden sheds.



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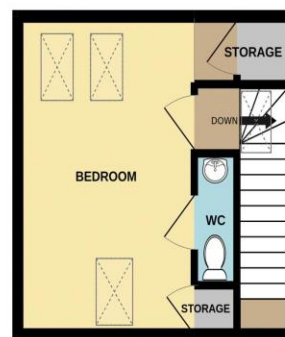
GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR
215 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 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 £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.



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