



29 Seymour Street, Wellington, TA21 8JT
Offers in the Region Of £315,000

GIBBINS RICHARDS 
Making home moves happen

Step inside this well presented three bedroom 1930s semi-detached house, offered in good order throughout with large South Facing garden to the rear. A welcoming entrance hall with original tiled floor. Two reception rooms boast period details, including picture rails and elegant fireplaces a log burner in the dining room. The dining area flows seamlessly into the kitchen providing a practical, and sociable family space. Energy Rating: D, 64

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

Seymour Street is a sought-after residential road to the north of Wellington, The town centre is just a short walk away as well as both primary and secondary schools, parks and leisure facilities including Sports Centre with swimming pool.

- SEMI DETACHED 1930's FAMILY HOME
- THREE BEDROOMS, TWO RECEPTION ROOMS
- CHARACTER FEATURES, INCLUDING EXPOSED TILES AND FIREPLACE
- GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- REAR GARDEN WITH STORE SHED
- CLOSE TO TOWN CENTRE, SCHOOLS AND PARKS





ACCOMMODATION

Entrance Porch

Entrance Hall

Sitting Room

Dining Room

Kitchen

First Floor Landing

Bathroom

Bedroom Two

Bedroom One

Bedroom Three

With original tiled flooring.
14' 0" x 10' 6" (4.26m x 3.20m) + bay window

13' 0" x 11' 7" (3.96m x 3.53m)

14' 0" x 8' 0" (4.26m x 2.44m)

7' 5" x 6' 0" (2.26m x 1.83m)

11' 0" x 10' 10" (3.35m x 3.30m)

With built in wardrobe.

12' 8" x 9' 10" (3.86m x 2.99m)

With fitted wardrobes

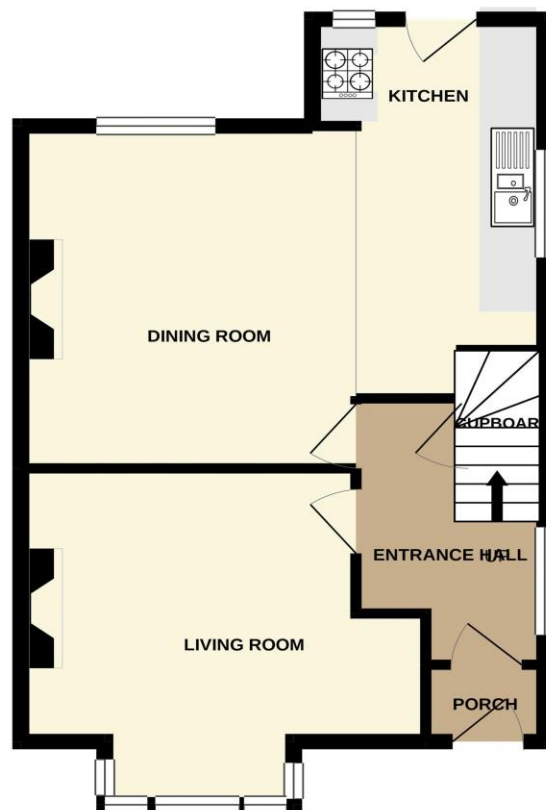
8' 11" x 7' 1" (2.72m x 2.16m)

OUTSIDE

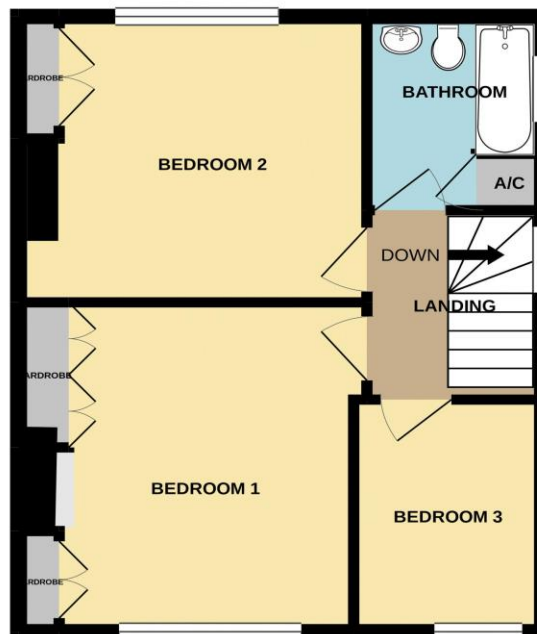
A south facing rear garden which benefits from a good deal of natural sunlight throughout the day. There is a patio area, a good sized timber store shed, and a long expanse of lawn that continues to the bottom of the garden. Parking is on road.



GROUND FLOOR
43.6 sq.m. (469 sq.ft.) approx.



1ST FLOOR
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA : 82.8 sq.m. (891 sq.ft.) 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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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.
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