



GIBBINS RICHARDS
Making home moves happen

27 Elworthy Drive, Wellington, TA21 9AT
Offers in the Region Of £375,000

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A detached two-bedroom bungalow occupying a desirable corner plot, thoughtfully redesigned from its original layout to create a modern, bright, and open-plan kitchen and living space overlooking the private enclosed garden. The property is beautifully presented, having been recently modernised. It benefits from ample parking, a single garage, and a level, low-maintenance garden.

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

Elworthy Drive, a popular area with many is situated to the south of the town and surrounded by a similar mix of residential properties within walking distance to the town centre. The location benefits from proximity to both countryside and town conveniences. Wellington's town centre, with its shops, cafes, and essential services, is a short drive or walk away. Nearby, there are schools, parks, and green spaces and access to the M5 motorway, making commuting to larger towns like Taunton and Exeter very convenient. This property offers a comfortable, quiet lifestyle with a community atmosphere and good access to the essentials in Wellington.

- DETACHED BUNAGLOW OCCUPYING A CORNER PLOT POSITION
- MODERNISED AND WELL PRESENTED INSIDE AND OUT
- OPEN PLAN KITCHEN & LIVING AREA
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- ENCLOSED PRIVATE GARDEN, DESIGNED FOR EASE OF MAINTENANCE
- TWO BEDROOMS
- MODERN SHOWER ROOM
- GARAGE AND PARKING





ACCOMMODATION

Entrance Hallway

Open Plan Kitchen / Living Area
(L- Shaped)

22' 2" max x 10' 11" min (6.75m x 3.32m),
14' 4" max 19' 5" min (4.37m x 5.91m)

Bedroom One

11' 2" x 13' 11" (3.40m x 4.24m)

Bedroom Two

11' 5" x 10' 1" (3.48m x 3.07m)

Bathroom

8' 1" x 7' 5" (2.46m x 2.26m)

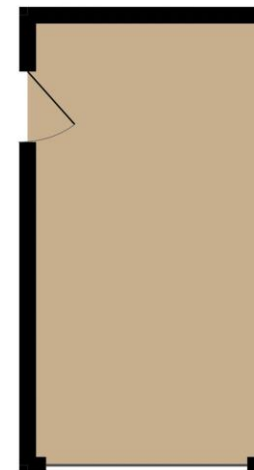
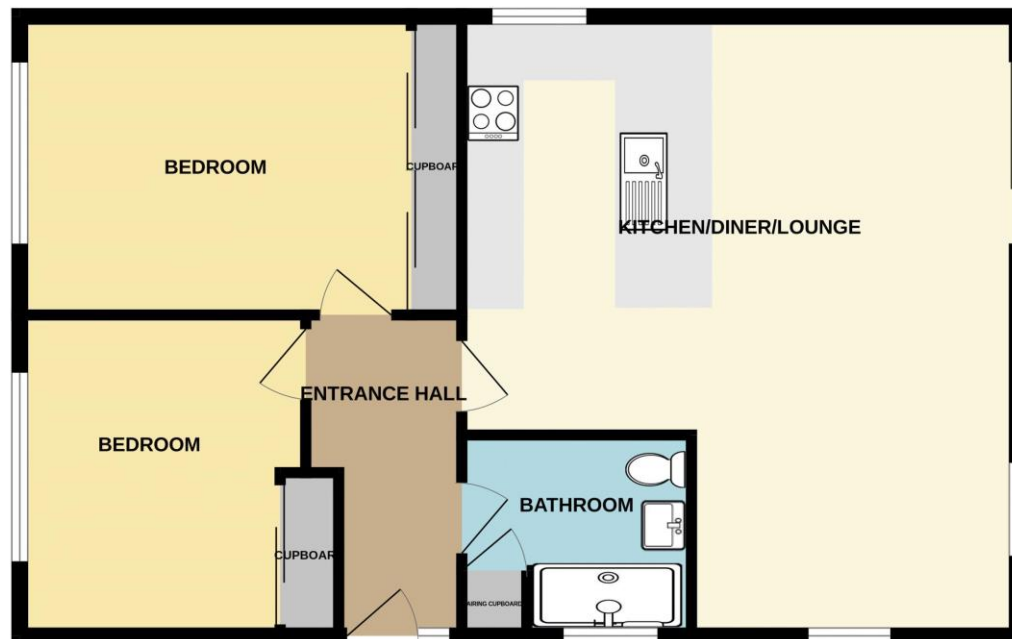
OUTSIDE

The bungalow stands within a corner plot position with parking available to the front and also to the rear in front of the GARAGE. The garden is south facing and has been landscaped for low maintenance.



GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.

GARAGE
132 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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.



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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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