



GIBBINS RICHARDS

**Chota House, Waterloo Road, Wellington, TA21 8HX**  
**Offers in the Region Of £379,950**

**GIBBINS RICHARDS**   
Making home moves happen



A modern detached property built by Thomas Brothers, perfectly positioned in a peaceful and private setting, yet just a short distance from Wellington town center. This charming home offers spacious three-bedroom accommodation, garage, ample parking, and delightful gardens. Chota House combines exclusivity with convenience, making it a truly unique find that must be viewed to be fully appreciated.

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

Situated at the end of a private lane, this property enjoys a secluded position with excellent access to local schools and Wellington’s amenities. Wellington is a charming market town at the foot of the Blackdown Hills, known for its historical ties to the Duke of Wellington and the iconic Wellington Monument. The town combines rural charm with modern conveniences, offering excellent schools, independent shops, cafes, and a vibrant community spirit. Its proximity to the M5 and nearby Taunton provides superb transport links, while the surrounding countryside offers opportunities for outdoor activities. With a lively events calendar, quality leisure facilities, and easy access to Exmoor and the Devon coast, Wellington is a welcoming and well-connected place to call home.

**DETACHED THREE BEDROOM HOME IN TUCKED AWAY POSITION**  
**BUILT IN 1988 BY THOMAS BROTHERS**  
**LARGE MODERN KITCHEN / BREAKFAST ROOM**  
**SITTING ROOM AND SUN ROOM/ DINING ROOM TO THE REAR**  
**THREE BEDROOMS**  
**GARAGE AND AMPLE DRIVEWAY PARKING**  
**WALLED GARDENS TO THE REAR**





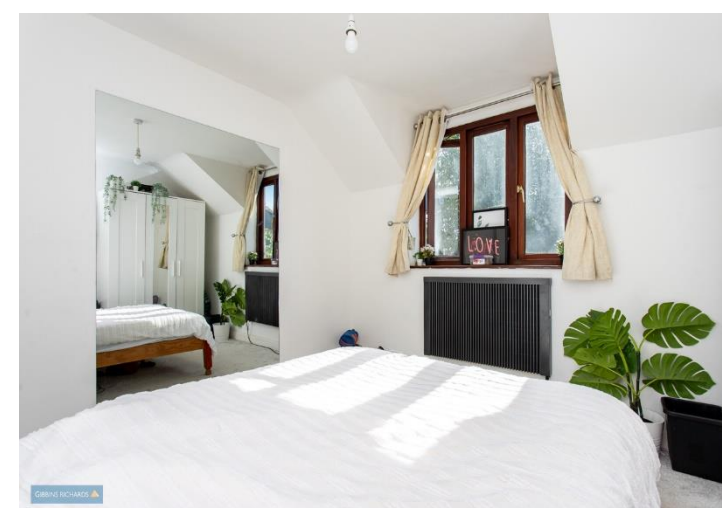


## ACCOMMODATION

Entrance Porch	
Cloakroom	
Kitchen / Dining Room	12' 0" x 12' 0" (3.65m x 3.65m)
Pantry cupboard	
Sitting Room	18' 3" x 10' 10" (5.56m x 3.30m) + bay window
Sun Room	17' 2" x 8' 9" (5.23m x 2.66m)
First Floor	
Bedroom One	12' 2" x 11' 8" (3.71m x 3.55m)
Bathroom	
Bedroom Three	7' 10" x 7' 10" (2.39m x 2.39m)
Bedroom Two	10' 10" x 10' 1" (3.30m x 3.07m)

## OUTSIDE

Driveway with parking for 2-3 cars	
Attached single garage	22' 7" x 9' 0" (6.88m x 2.74m)
Loft room	11' 0" x 9' 0" (3.35m x 2.74m)
Enclosed rear garden	



GROUND FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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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