



GIBBINS RICHARDS 

26 Nash Drive, Wellington TA21 9FA

£230,000

GIBBINS RICHARDS   
Making home moves happen



An modern well presented end of terrace house with parking to the front and rear garden. A great low maintenance home within an popular residential area and easily accessible to the town and transport links.

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

Built by Persimmon Homes in 2016, Nash Drive is situated within a modern family friendly residential development on the outskirts of the popular town of Wellington. Whilst enjoying easy access to the town centres amenities, Nash Drive also provides easy access to the M5 motorway making this an ideal choice for commuters. The County town of Taunton is approximately 6 miles away where a wider range of amenities can be found.

- END TERRACE TWO BEDROOM MODERN HOME
- WELL PRESENTED THROUGHOUT
- KITCHEN / DINER
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- POPULAR FAMILY FRIENDLY LOCATION
- EASY ACCESS TO THE M5 MOTORWAY AT JUNCTION 26 AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE







## ACCOMMODATION

Entrance Hall	Stairs to first floor
Sitting Room	14' 9" x 9' 6" (4.49m x 2.89m) Under stairs cupboard
Kitchen/Diner	12' 9" x 8' 2" (3.88m x 2.49m)
First Floor Landing	Access to loft space which is boarded.
Bedroom One	12' 9" x 8' 6" (3.88m x 2.59m)
Bedroom Two	12' 9" x 8' 2" (3.88m x 2.49m)
Bathroom	

## OUTSIDE

The rear garden is predominantly south facing and laid to patio and lawn and backs onto open fields. To the front of the property are two parking spaces.

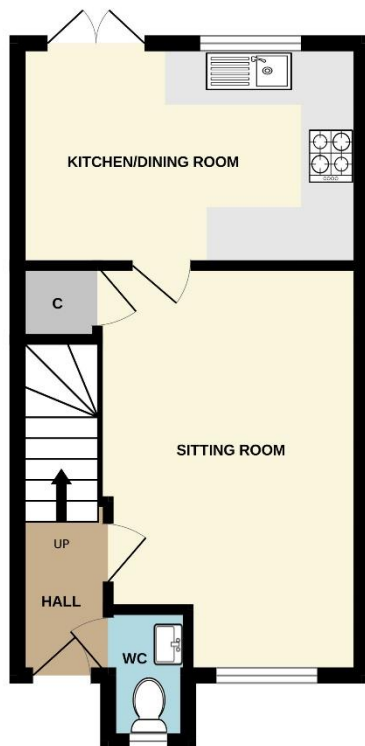
## DIRECTIONS

From the town centre head out on Taunton Road and at the second roundabout take the second exit. Continue through Torres Vedras Drive, Damson Row and Aspin Road and then take the left hand turn into Nash Drive. The house is on the right hand side indicated by our for sale board.

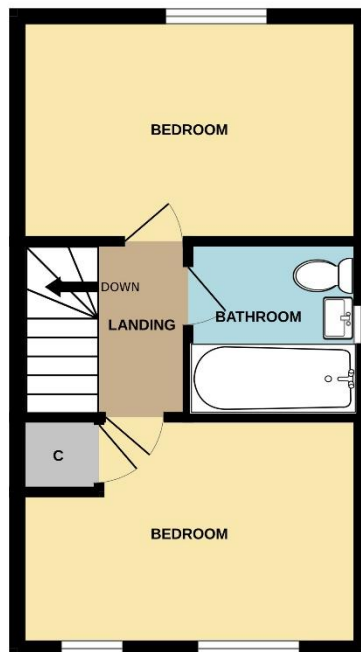




GROUND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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.

**37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311**  
**Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk**