



GIBBINS RICHARDS   
Making home moves happen

187 Barn Meads Road, Wellington, TA21 9AP  
Offers in the Region Of £255,000

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A tucked-away, bungalow in a courtyard position offered with no onward chain. Situated on the popular south side of town. The property features a kitchen, a light and airy sitting room, conservatory, three bedrooms, and shower room. Outside, there's an enclosed garden, garage, and a parking space. Energy Rating: C, 74

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

Barn Meads Road is a pleasant residential area known for its quiet, suburban feel. Located on the outskirts of Wellington, this area offers a mix of housing types, including bungalows, detached and semi-detached homes. 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. Access to the M5 motorway is convenient, making commuting to larger towns like Taunton and Exeter very convenient. Overall, Barn Meads Road offers a comfortable, quiet lifestyle with a community atmosphere and good access to the essentials in Wellington.

- THREE BEDROOM BUNGLAOW
- SITUATED IN A TUCKED AWAY POSITION WITHIN A COURTYARD SETTING OF OTHER SIMILAR PROPERTIES
- SINGLE GARAGE AND PARKING
- OFFERED WITH NO ONWARD CHAIN
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- LIGHT AND AIRY ACCOMMODATION
- ENCLOSED MANAGABLE GARDEN
- EASY ACCESS TO A38 AND M5







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## ACCOMMODATION

Kitchen	13' 7" x 8' 9" (4.14m x 2.66m)
Sitting Room	15' 8" x 12' 7" (4.77m x 3.83m)
Conservatory	9' 9" x 6' 7" (2.97m x 2.01m)
Inner Hallway	
Bathroom	6' 10" x 5' 4" (2.08m x 1.62m)
Bedroom One	13' 8" x 9' 11" (4.16m x 3.02m)
Bedroom Two	10' 7" x 8' 4" (3.22m x 2.54m)
Bedroom Three	10' 7" x 6' 11" (3.22m x 2.11m)

## OUTSIDE

There is driveway parking which leads to the single GARAGE. The Garden is fully enclosed and has some mature planting, patio area and lawn.



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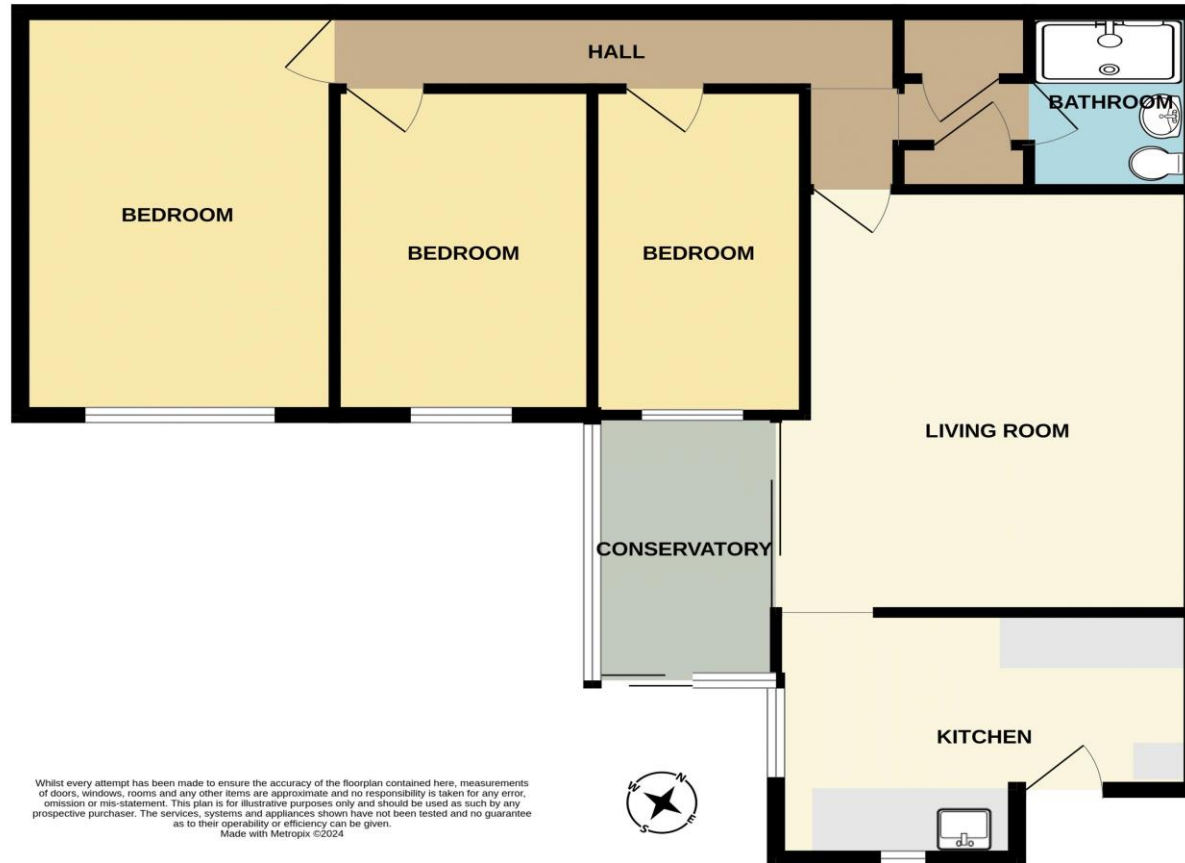


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## GROUND FLOOR



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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