



GIBBINS RICHARDS 

2 Damson Row, Torres Vedras Drive, Wellington, TA21 9BN
Offers in the Region Of £310,000

GIBBINS RICHARDS 
Making home moves happen

An attractive and well presented modern three bedroom detached home offering a perfect blend of modern living, convenience and comfort. An ideal setting for families and professionals alike.

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

Perfectly positioned to local amenities, supermarkets, schools and public transport routes with nearby links to major road networks including the M5, ensuring quick access to Taunton, Bristol and Exeter.

AN ATTRACTIVE DETACHED HOUSE WITH BAY WINDOW FRONTAGE

BUILT IN 2014 BY PERSIMMON HOMES

IN GOOD ORDER THROUGHOUT

KITCHEN / DINER

OFFERED WITH NO ONWARD CHAIN

GOOD SIZED GARAGE WITH POWER AND STORAGE ABOVE

SECURE WEST FACING REAR GARDEN WITH LOW MAINTENANCE IN MIND

THREE BEDROOMS, MASTER BEDROOM WITH EN SUITE SHOWER ROOM

DRIVEWAY PARKING

GAS CENTRAL HEATING AND DOUBLE GLAZING





ACCOMMODATION

Entrance Hallway

Cloakroom

Sitting Room

Kitchen/Diner

First Floor Landing

Bedroom One

En-suite

Bedroom Two

Bedroom Three

Family Bathroom

16' 1" x 12' 11" (4.90m x 3.93m)

16' 2" x 11' 2" (4.92m x 3.40m)

Access to loft space.

10' 6" x 9' 7" (3.20m x 2.92m) Bay window. Fitted Wardrobes.

8' 1" x 5' 3" (2.46m x 1.60m)

10' 0" x 9' 1" (3.05m x 2.77m)

9' 5" x 6' 9" (2.87m x 2.06m)

7' 4" x 6' 0" (2.23m x 1.83m)

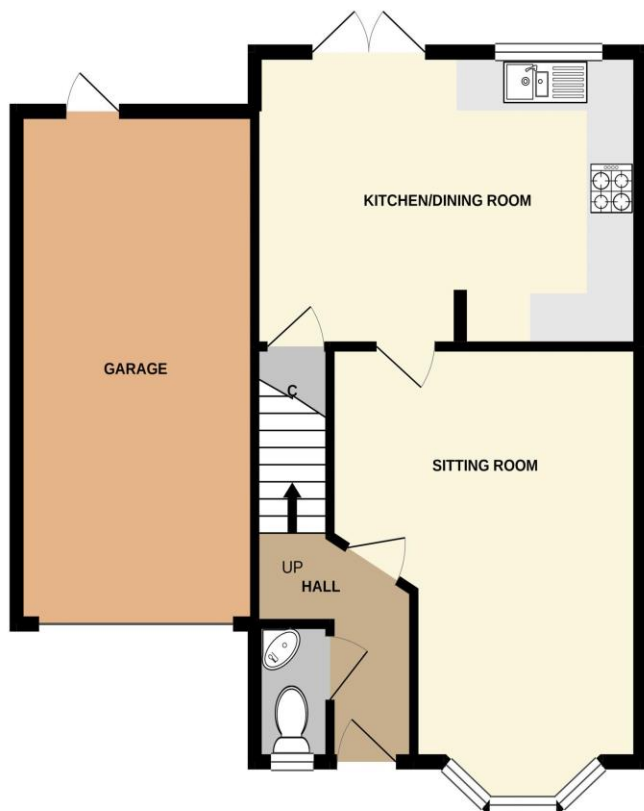
OUTSIDE

There is garden frontage and a pathway setting the property back from the road an adding to its curb appeal. Driveway parking for one vehicle, which extends to the good sized garage. The garage is secure, has power and light and offers additional parking and storage.

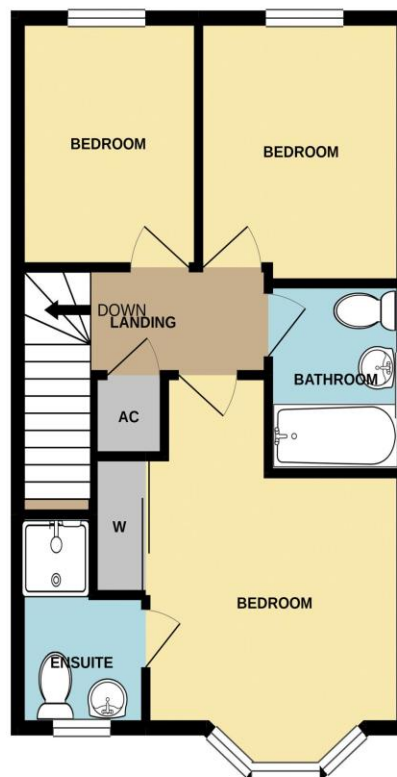
The rear garden is designed with both aesthetics and ease of maintenance in mind. This West facing garden enjoys afternoon and evening sunlight, making it a ideal spot of relaxing and entertaining throughout the day.



GROUND FLOOR
61.0 sq.m. (656 sq.ft.) approx.



1ST FLOOR
42.5 sq.m. (457 sq.ft.) approx.



TOTAL FLOOR AREA : 103.4 sq.m. (1113 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.



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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