



GIBBINS RICHARDS 
Making home moves happen

21 Beech Hill, Wellington, TA21 8ES
£310,000

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A spacious and well-presented three-bedroom semi-detached home located in a sought-after area to the south of the town. The property features extended living space, a modern kitchen, a convenient cloakroom, three generously sized bedrooms, and a family bathroom. Outside, there is driveway parking at the front, a garage, and an enclosed rear garden. Energy

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

Beech Hill is ideally situated for both access to the town center and the A38 bypass, providing great links to Taunton and the motorway. It is a sought after area of town which offers a variety of property in established residential area. The local shop is only a short walk away.

- SEMI DETACHED 1970'S HOUSE
- SOUGHT AFTER LOCATION TO THE SOUTH OF THE TOWN
- WELL PROPORTIONED ACCOMMODATION
- THREE GOOD SIZED BEDROOMS
- WELL MAINTAINED ENCLOSED REAR GARDEN
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- GARAGE AND DRIVEWAY PARKING
- LOFT INSULATED, PART BOARDED WITH LOFT LADDER
- EASY ACCESS TO TOWN CENTRE AND LOCAL SHOP



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ACCOMMODATION

Entrance Porch	
Entrance Hallway	Stairs leading to the first floor. Under stairs cupboard.
Cloakroom	8' 0" x 7' 2" (2.44m x 2.18m)
Sitting Room / Diner	24' 10" x 12' 0" (7.56m x 3.65m)
Conservatory / Family Room	10' 9" x 8' 11" (3.27m x 2.72m)
Kitchen	10' 10" x 9' 11" (3.30m x 3.02m)
First Floor Landing	
Bedroom One	13' 5" x 11' 9" (4.09m x 3.58m) Fitted Wardrobes
Bedroom Two	12' 1" x 10' 2" (3.68m x 3.10m)
Bedroom Three	10' 1" x 7' 10" (3.07m x 2.39m)
Shower Room	7' 10" x 5' 5" (2.39m x 1.65m)

OUTSIDE

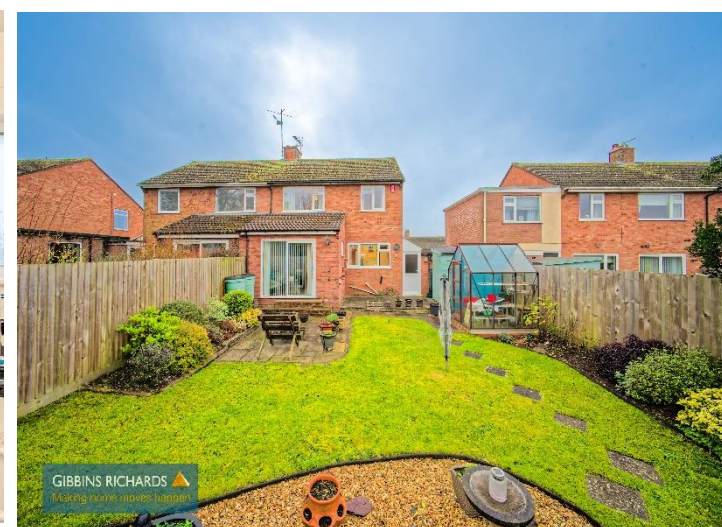
To the front of the property is a driveway providing parking and access to the garage. The rear garden is enclosed laid to patio and lawn.



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GROUND FLOOR



1ST FLOOR



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