



GIBBINS RICHARDS 
Making home moves happen

24 Bovet Street, Wellington, TA21 8JL
Offers in the Region Of £295,000

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A beautifully maintained three-bedroom Victorian terrace. Arranged over three floors, this character property features two warm and characterful reception rooms, featuring rich tones and the welcoming glow of a woodburner. A well-appointed kitchen, two first-floor bedrooms, family bathroom, and a generously sized attic bedroom. The home also boasts a rear garden, perfect for outdoor enjoyment.

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

Bovet Street forms part of a group of Victorian and Edwardian residential roads to the north of town. It is conveniently located a short walk into town or to the sports centre, schools, playing fields and parks.

- END TERRACE VICTORIAN HOUSE
- ACCOMMODATION OVER THREE FLOORS
- TWO RECEPTION ROOMS
- TWO FIRST FLOOR BEDROOMS AND BATHROOM
- ATTIC BEDROOM WITH FITTED WARDROBES
- POPULAR RESIDENTIAL ROAD, CLOSE TO SCHOOLS, PARKS, LEISURE FACILITIES AND THE TOWN CENTRE
- A GOOD SIZED REAR GARDEN WITH DECKING AND PAVED AREAS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS





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ACCOMMODATION

Entrance Hallway	
Dining Room	10' 5" x 10' 5" (3.17m x 3.17m)
Sitting Room	17' 7" x 12' 1" (5.36m x 3.68m)
Kitchen	17' 4" x 7' 2" (5.28m x 2.18m)
First Floor Landing	Stairs to 2 nd floor
Bedroom One	14' 8" x 10' 4" (4.47m x 3.15m)
Bedroom Two	9' 7" x 9' 2" (2.92m x 2.79m)
Bathroom	
Second Floor Bedroom	15' 9" x 14' 0" (4.80m x 4.26m)
	Fitted wardrobes

OUTSIDE

There is an enclosed rear garden mainly laid to lawn with paved and decking areas, perfect out outdoor entertaining. large shed / workshop.



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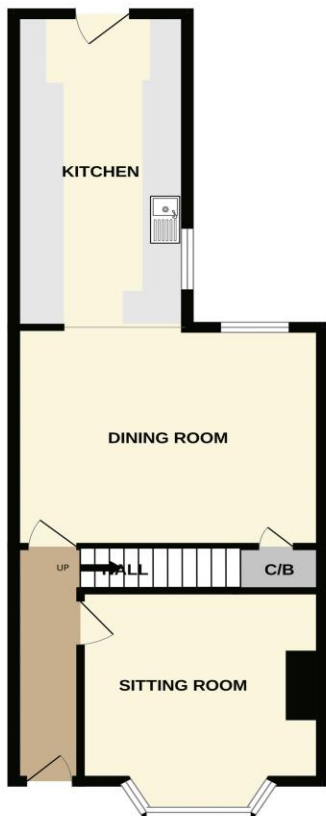


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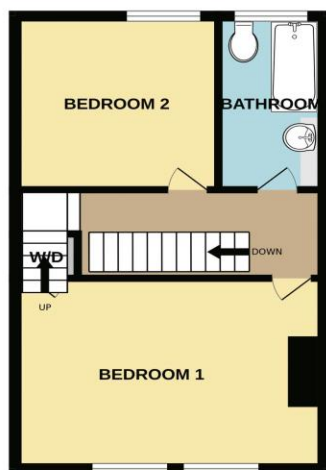


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GROUND FLOOR



1ST FLOOR



2ND 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.



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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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