



GIBBINS RICHARDS
Making home moves happen

61 Immenstadt Drive, Wellington, TA21 9PT

£279,000

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Situated in a quiet cul-de-sac to south side of Wellington, this well-balanced three-bedroom semi-detached home offers comfort and convenience. Two receptions, master bedroom with en-suite, cloakroom with plumbing for a washing machine, and a low-maintenance landscaped garden. Driveway parking and a single garage under the neighbouring coach house provides ample parking and storage, while being convenient to the A38 and M5. Energy Rating: C, 69

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

Immenstadt Drive is situated in this sought after development on the desirable south side of Wellington. It is just a short stroll to the popular Wellesley Park Primary School and has ease of access to the M5 from the Wellington bypass without having to pass through the town. Wellington is a small market town near the Devon/Somerset border which runs between the Blackdown Hills and the Brendon Hills with the County town of Taunton to the north. The town boasts an abundance of boutiques and independent stores as well as larger national stores such as Waitrose. There are plenty of options for eating out, or watching the world go by. The town also offers an assortment of both educational and leisure facilities such as a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to Taunton which is approximately 7 miles distant and the M5 can be accessed just outside the town at Junction 26.

- SEMI DETACHED MODERN HOUSE IN POPULAR WELL ESTABLISHED DEVELOPMENT
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- ENCLOSED GARDEN DESIGNED FOR LOW MAINTENANCE
- SINGLE GARAGE (UNDER NEIGHBOURING COACH HOUSE)
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- MASTER BEDROOM WITH EN SUITE FACILITIES
- EASY ACCESS TO THE TOWN, A38 AND M5 MOTORWAY





ACCOMMODATION

Entrance Hallway	Stairs leading to the first floor
Cloakroom	
Kitchen/Breakfast Room	10' 3" x 9' 1" (3.12m x 2.77m)
Sitting Room	12' 8" x 10' 8" (3.86m x 3.25m)
Dining Room	10' 7" x 8' 4" (3.23m x 2.54m)
First Floor Landing	
Bedroom One	14' 5" x 8' 9" (4.4m x 2.67m)
En-suite	
Bedroom Two	9' 1" x 8' 3" (2.77m x 2.51m)
Bedroom Three	9' 9" x 6' 6" (2.97m x 1.98m)

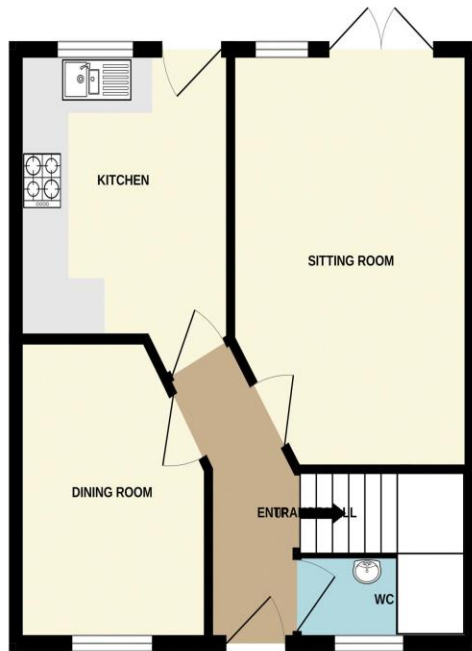
OUTSIDE

Approached from the cul-de-sac the property has a low maintenance graveled frontage and steps to the front door. To the side is an allocated parking area and a single garage located under the nearby coach house. The enclosed rear garden is designed for low maintenance with patio and raised decking area, ideal for sitting out and entertaining. There is also a lovely water feature.

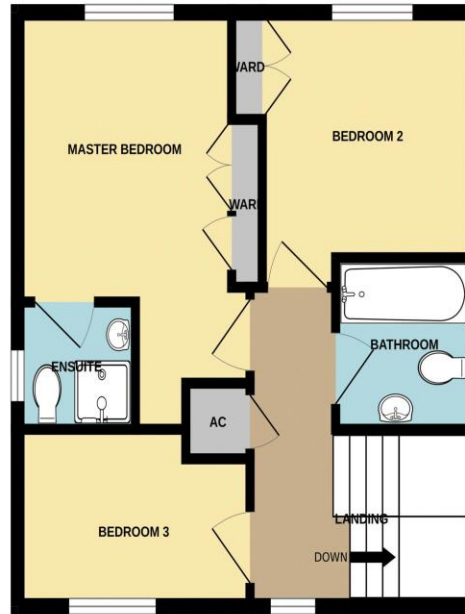
GARAGE 17' 6" x 8' 2" (5.33m x 2.5m)



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.

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