



GIBBINS RICHARDS   
Making home moves happen

49 Springfield Road, Wellington, TA21 8LQ  
£229,950

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Located in this highly popular road, this three-bedroom terrace home offers a fantastic opportunity for those seeking a project to make their own. Bursting with potential, the property is in need of updating, making it ideal for buyers with a vision.

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

Springfield Road is deemed by many as one of the town's most popular roads, with a great community spirit and it's own Facebook group. Well located to recreational grounds, Rugby Club, Schools and countryside walks. Wellington town itself has a good range of local independent shops and national stores. There is also an assortment of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to the County Town of Taunton and a Falcon bus to Plymouth - Bristol.

- THREE BEDROOM TERRACE
- OFFERED WITH NO ONWARD CHAIN
- BURSTING WITH POTENTIAL
- OPEN PLAN LOUNGE / DINER
- KITCHEN / BREAKFAST ROOM
- DOWNSTAIRS BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GOOD SIZE REAR GARDEN, GARAGE AND PARKING





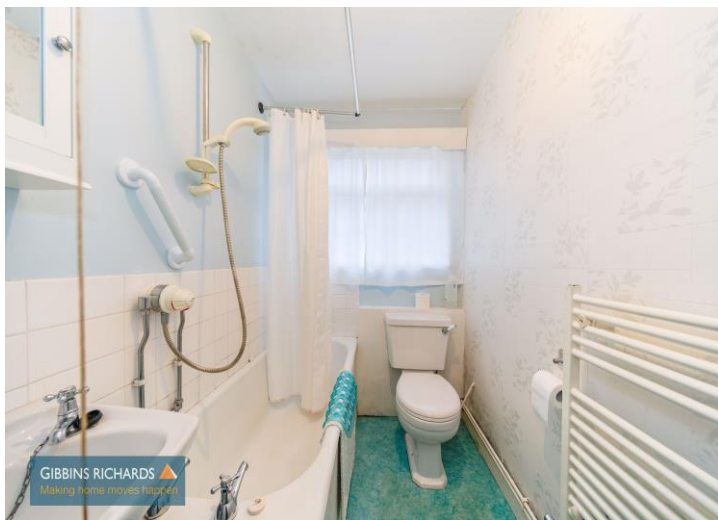
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## ACCOMMODATION

Entrance Hallway	Under stairs Cupboard
Open Plan Living Accommodation	
Sitting Room	11' 8" x 10' 11" (3.55m x 3.32m)
Dining Room	14' 0" x 11' 8" (4.26m x 3.55m)
Kitchen/Breakfast Room	10' 10" x 9' 3" (3.30m x 2.82m)
Bathroom	6' 9" x 4' 11" (2.06m x 1.50m)
First Floor Landing	Access to loft space
Bedroom One	11' 9" x 10' 5" (3.58m x 3.17m)
Bedroom Two	14' 7" x 8' 1" (4.44m x 2.46m)
Bedroom Three	11' 2" x 6' 9" (3.40m x 2.06m)

## OUTSIDE

To the rear of the property is a good sized rear garden. Greenhouse, Garage and parking.



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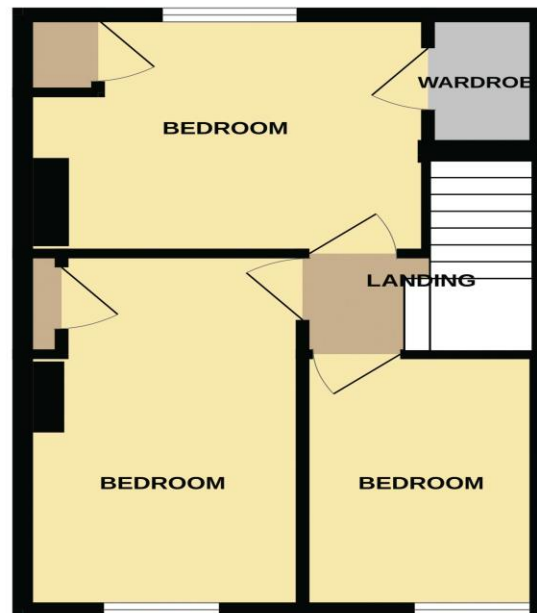


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## GROUND FLOOR



## 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.

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