



44 Meyer Close, Wellington, TA21 9FE
£344,950

GIBBINS RICHARDS 
Making home moves happen

This well maintained four bedroom detached house is located in the Cades Farm development East of the town. Perfect for families, the property boasts modern living spaces, an integral garage, and parking for two vehicles. The property with its proximity to play parks, footpaths and a fully enclosed rear garden, offers convenience, comfort, and practicality.

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

Situated in the popular Cades Farm development, this property is ideal for families looking for safe community with easy access to Wellington town centre. The area is well-connected to local schools, shops, and parks, with footpaths and green spaces just a stone's throw away. The nearby A38 and M5 also provide excellent transport links to Taunton and Exeter. Lidl supermarket is two minutes away. The falcon bus also stops at the entrance to the development, linking Plymouth & Bristol.

- WELL PRESENTED DETACHED HOME, IDEAL FOR GROWING FAMILIES
- FOUR GOOD SIZED BEDROOMS
- LIGHT AND AIRY KITCHEN / DINER WITH MODERN FITTED UNITS
- UTILITY AND CLOAKROOM
- INTEGRAL GARAGE AND DRIVEWAY PARKING FOR TWO VEHICLES
- UPVC DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- SITUATED IN A TUCKED AWAY LOCATION ON A NO THROUGH ROAD
- ENCLOSED REAR GARDEN LAID MAINLY TO LAWN
- HASSLE -FREE READY FOR IMMEDIATE OCCUPATION





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ACCOMMODATION

Entrance Hall	Stairs leading to the first floor.
Sitting Room	15' 10" x 11' 0" (4.82m x 3.35m)
Kitchen/Diner	18' 5" x 9' 8" (5.61m x 2.94m)
Cloakroom	
Utility room	7' 0" x 5' 3" (2.13m x 1.60m)
First Floor Landing	Airing cupboard. Access to loft space.
Bedroom One	14' 5" x 13' 3" (4.39m x 4.04m)
En-suite shower Room	6' 0" x 4' 11" (1.83m x 1.50m)
Bedroom Two	12' 10" x 9' 3" (3.91m x 2.82m)
Bedroom Three	9' 7" x 9' 3" (2.92m x 2.82m)
Bedroom Four	9' 7" x 7' 2" (2.92m x 2.18m)
Family Bathroom	6' 10" x 6' 4" (2.08m x 1.93m)

OUTSIDE

To the front of the property is driveway parking. Side access to rear garden. The rear garden is fully enclosed laid mainly to lawn.

GARAGE 16' 4" x 8' 7" (4.97m x 2.61m)



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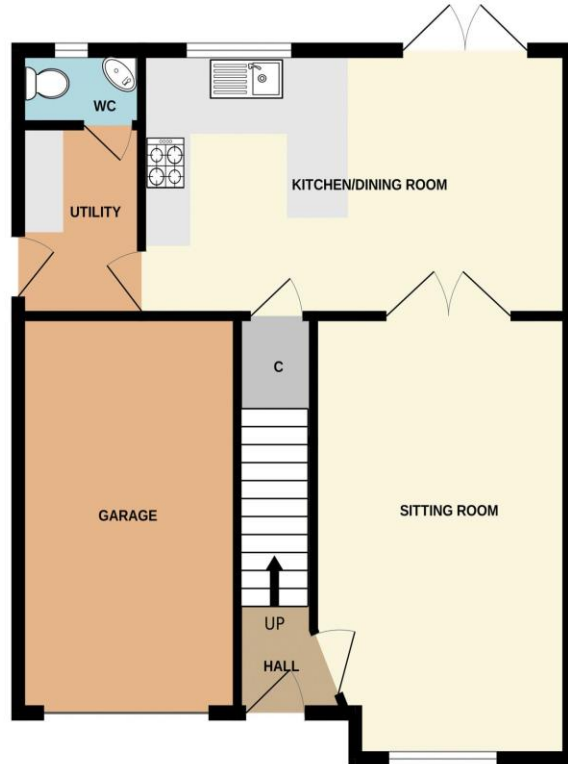


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GROUND FLOOR
623 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 sq.m.) 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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