



8 Rackfield, Wellington, TA21 0EA

£295,000

GIBBINS RICHARDS 
Making home moves happen

An exciting and unique opportunity of a Victorian end of terrace, located in a quiet, rural position. With accommodation spread across three levels, comprising lounge, kitchen / diner, utility, cloakroom, two first floor bedrooms with family bathroom and a master suite on the second floor. To the rear is a substantial garden, laid to patio and lawn, with vast areas of storage and an allotment, along with side access.

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

The home is located to the west of Lower Westford, an attractive hamlet close to Wellington's town centre. The property backs on to and overlooks fields to the front and rear, offering a serene countryside feel.

THREE BEDROOM VICTORIAN END TERRACE HOME
RURAL LOCATION
VIEWS ACROSS FIELDS TO WELLINGTON MONUMENT
SUBSTANTIAL GARDEN TO REAR
OFF ROAD PARKING AVAILABLE
CHARACTER PROPERTY
GAS CENTRAL HEATING

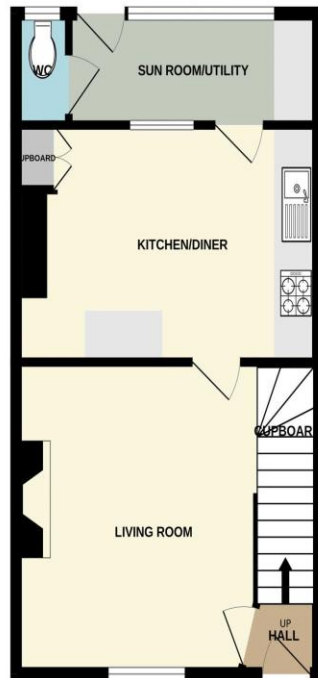




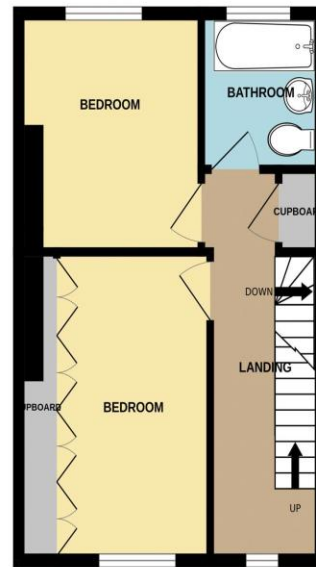
Living Room	12' 11" x 12' 6" (3.93m x 3.81m) With feature fireplace
Kitchen/Diner	13' 3" x 9' 11" (4.04m x 3.02m)
Utility	12' 10" x 5' 2" (3.91m x 1.57m)
Downstairs Cloakroom	5' 0" x 2' 8" (1.52m x 0.81m)
Bedroom One	13' 6" x 11' 5" (4.11m x 3.48m)
Bedroom Two	13' 4" x 8' 0" (4.06m x 2.44m) Wide range of fitted wardrobes and storage
Bedroom Three	9' 10" x 9' 5" (2.99m x 2.87m)
Family Bathroom	6' 10" x 5' 5" (2.08m x 1.65m)



GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.5 sq.m.) approx.



2ND FLOOR
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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