



GIBBINS RICHARDS 
Making home moves happen

29 Cox Road, Wellington TA21 9RD
£429,950

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A beautifully presented four bedroom detached home, situated to the favoured south side of Wellington's town centre, with views of Wellington Monument. The internal accommodation is both spacious and attractive, with additions such as a downstairs shower room making this home stand out above others. Offering a double garage with driveway for multiple vehicles, along with owned solar panels providing a yearly income & saving. An internal viewing for this wonderful family home is highly advised.

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

The property is situated to the desired south-side of Wellington's town centre, on an attractive and uncrowded estate. The home is just a short walk away from the town itself, whilst there are attractive green spaces dotted all around. The position of the property allows a view of Wellington Monument from the bedrooms, along with easy access to the neighbouring countryside.

SUBSTANTIAL FOUR BED DETACHED HOUSE
IMMACULATE PRESENTATION THROUGHOUT
DOUBLE GARAGE
PARKING FOR MULTIPLE VEHICLE
POPULAR SOUTH SIDE LOCATION
OWNED SOLAR PANELS, EXCELLENT YEARLY SAVINGS GENERATED
UPDATED & IMPROVED COSMETICS
NEW BOILER IN OCTOBER 2023



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Entrance Hall	11' 2" x 7' 3" (3.40m x 2.21m)
Living Room leading to kitchen / diner	14' 1" x 10' 5" (4.29m x 3.17m)
Kitchen / Diner	20' 5" x 12' 2" (6.22m x 3.71m)
Conservatory	10' 5" x 8' 3" (3.17m x 2.51m)
Utility room	10' 7" x 6' 0" (3.22m x 1.83m)
Study	9' 0" x 8' 7" (2.74m x 2.61m)
Shower Room	8' 7" x 3' 10" (2.61m x 1.17m)
Bedroom One built in wardrobes	17' 8" x 10' 0" (5.38m x 3.05m)
Bedroom Two wardrobe	11' 3" x 8' 10" (3.43m x 2.69m)
Bedroom Three	9' 9" x 8' 11" (2.97m x 2.72m)
Bedroom Four	8' 6" x 7' 10" (2.59m x 2.39m)
Family Bathroom	8' 7" x 8' 6" (2.61m x 2.59m)
En-suite	8' 7" x 5' 2" (2.61m x 1.57m)



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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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