



43 Pear Tree Way, Wellington, TA21 9AB

£435,000

GIBBINS RICHARDS   
Making home moves happen

Tucked away in a peaceful position on this modern development this well presented detached home is perfect for family living. With well-proportioned rooms, a thoughtfully designed layout, and conveniently located close to schools, parks, supermarket, and excellent transport links. This is an all-round fantastic family home. Energy Rating: TBC

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

The town boasts an abundance of boutique, independent shops and national stores. There are plenty of options for eating out and things to do, all with countryside on the doorstep. Wellington is also home to a public school, Wellington School, and Courtfields Community school. There is a 1930s cinema, arts centre, cricket, rugby and football clubs, sports centre with swimming pool, as well as a Grade II listed formal park / gardens, playparks and so much more which adds to this community. The M5 is accessed within a 5 minute drive from this development as well as Lidl supermarket and bus services. A convenient and friendly place to live.

- FOUR BEDROOM DETACHED HOUSE
- SPACIOUS SITTING ROOM & STUDY
- KITCHEN / DINER
- SINGLE GARAGE AND PARKING SPACE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- FOUR BEDROOMS
- ENCLOSED REAR GARDEN





## ACCOMMODATION

Entrance Hallway	Stairs leading to the first floor
Office	7' 4" x 5' 5" (2.23m x 1.65m)
Sitting Room	15' 2" x 13' 10" (4.62m x 4.21m)
Kitchen/Diner	27' 8" x 8' 9" (8.43m x 2.66m)
Utility room	7' 4" x 5' 0" (2.23m x 1.52m)
First Floor Landing	
Master bedroom	13' 1" x 10' 7" (3.98m x 3.22m)
En-suite	6' 4" x 5' 10" (1.93m x 1.78m)
Bedroom Two	13' 6" x 10' 1" (4.11m x 3.07m)
Bedroom Three	11' 1" x 10' 6" (3.38m x 3.20m)
Bedroom Four	10' 0" x 9' 0" (3.05m x 2.74m)
Family Bathroom	7' 5" x 5' 6" (2.26m x 1.68m)

## OUTSIDE

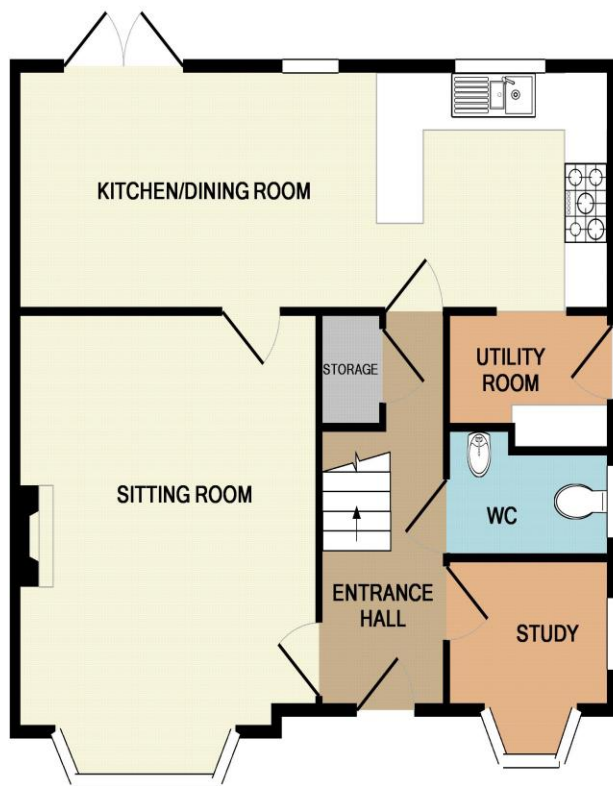
There is an enclosed rear garden, laid to patio and lawn. Single single garage with parking to the front

<https://checker.ofcom.org.uk/>.

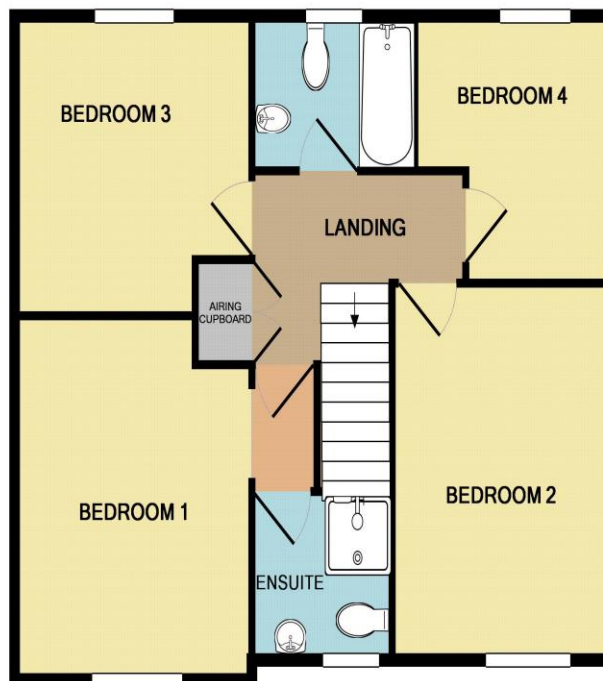
<https://www.gov.uk/check-long-term-flood-risk>

<https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plann/plapplookup.asp>





GROUND FLOOR  
APPROX. FLOOR  
AREA 674 SQ.FT.  
(62.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 653 SQ.FT.  
(60.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1327 SQ.FT. (123.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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