



The Gables, 90 Millstream Gardens, Wellington TA21 0AA
£485,000

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The Gables is a remarkably spacious bungalow set in good sized gardens in a tucked away and little known position on the edge of Wellington. The bungalow has many assets including ample parking, outbuildings and raised gardens to three sides, as well as an extra area of driveway parking, which can provide extra facilities for parking or storage. No onward chain. An internal viewing is highly recommended.

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

The Gables is accessed via Millstream Gardens and through double vehicle gates to the driveway which provides parking for four-five cars, there is also a single garage. Entrance hall giving access to a good sized kitchen/breakfast room, sun room/office, large sitting room with a multi-fuel burner, three ground floor bedrooms as well as an en-suite, family bathroom and a separate cloakroom. There is also a utility room. On the first floor, a loft space has been converted to a useful bedroom area and a second bathroom, thus giving the property four bedrooms, three bathrooms and numerous reception areas. The Gables sits on an elevated position looking over its ample gardens, which are mainly laid to lawn and raised patio with various entertaining spaces and storage areas. There is far reaching views to the north of Wellington towards the River Tone and the Canal path, whilst to the south, Wellington is about a mile away, there is also a bus stop nearby as well as many dog walks and cycle paths to the immediate area.

BEAUTIFULLY-POSITIONED DETACHED BUNGALOW WITH NO ONWARD CHAIN
FLEXIBLE AND VERSATILE ACCOMMODATION
THREE BEDROOMS, THREE RECEPTION AREAS
USEFUL LOFT ROOM
THREE BATHROOMS, CLOAKROOM, UTILITY
ELEVATED POSITION, LARGE GARDENS TO THREE SIDES
BEAUTIFUL OUTLOOKS TOWARD THE NEIGHBOURING FIELDS
EDGE OF TOWN POSITION, YET CLOSE TO AMENITIES
ADDITIONAL AREA OF LAND / ROAD INCLUDED
A RARE FIND - EARLY VIEWING ADVISED





Entrance Porch Entrance Hall Loft Space	Access to; 9' 9" x 9' 9" (2.97m x 2.97m)
Utility Room Cloakroom	9' 0" x 6' 8" (2.74m x 2.03m) Airing cupboard.
Kitchen/Breakfast Room Sun Room/Office	13' 2" x 11' 9" (4.01m x 3.58m) 17' 5" x 6' 8" (5.30m x 2.03m) Tiled floor.
Sitting Room multi-fuel burner.	20' 4" x 13' 0" (6.19m x 3.96m) plus bay window. Parquet flooring a
Rear Hall	
Bedroom 1 En-suite	14' 0" x 11' 10" (4.26m x 3.60m)
Bedroom 2 Bedroom 3/Snug	11' 9" x 10' 8" (3.58m x 3.25m) maximum. Built-in wardrobes. 9' 10" x 8' 4" (2.99m x 2.54m) Built-in wardrobes and a bed recess. Doors leading to the rear garden.
Bathroom	6' 8" x 5' 8" (2.03m x 1.73m)
First Floor Landing	
Bedroom Shower Room	11' 1" x 9' 3" (3.38m x 2.82m) 7' 9" x 6' 9" (2.36m x 2.06m)
Outside	The property has off street parking for four-five cars, access to a single garage, a good sized log shed and gardens which surround the property on three sides, the fourth side being a path to the rear. The gardens are beautifully manicured and occupy an elevated position overlooking the neighbouring fields. There is also an additional area of land, which currently constitutes a tarmac driveway, which is to the side of the property and is currently unused, but does provide a public pedestrian right of way from Burchs Hill through to Millstream Gardens. For more information on this, please contact the sales agents.



GROUND FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA: 1451 sq.ft. (134.8 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.



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