



GIBBINS RICHARDS 
Making home moves happen

65 Barrington Way, Wellington, TA21 9BF
Offers in the Region Of £314,950

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This charming 'Letchworth' design three-bedroom semi-detached home was built by Redrow Homes in 2012 and offers a stylish and practical layout. The property features a modern kitchen/dining room, a welcoming sitting room, a cloakroom, and three well-proportioned bedrooms, including a master with en-suite and a family bathroom. Externally, the home benefits from ample parking, a single garage, and a generous garden, making it ideal for a range of buyers.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

Barrington Way is a well-regarded small modern development located on the edge of Rockwell Green. Rockwell Green offers good amenities such as post office, primary school, butcher, general store and restaurant. Wellington is a little further to the east and has more comprehensive facilities, such as independent shops, supermarkets, weekly markets, cafes and cinema and offers a welcoming atmosphere. The town is surrounded by stunning countryside, including the nearby Blackdown Hills. Travel links to the M5 motorway can be found at junction 26 (Wellington) and 27 (Tiverton Parkway). With strong transport links, with easy access to the M5 motorway and nearby Taunton train station for national rail connections. The local schools, leisure facilities, and cultural events make this area highly appealing to families, professionals, and retirees alike.

IMMACULATE SEMI DETACHED FAMILY HOME BUILT BY REDROW IN 2012
POPULAR LETCHWORTH DESIGN
SMALL AND WELL REGARDED DEVELOPMENT
EASY ACCESS TO THE M5 MOTORWAY AND A38
THREE BEDROOMS, MASTER BEDROOM WITH EN SUITE
SINGLE GARAGE AND DRIVEWAY PARKING FOR TWO VEHICLES
UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING



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ACCOMMODATION

Entrance Hallway	Stairs to the first floor
Cloakroom	
Sitting Room	16' 2" x 10' 5" (4.92m x 3.17m)
Kitchen/Diner	17' 4" x 10' 3" (5.28m x 3.12m)
First Floor Landing	Access to loft space. Airing Cupboard.
Master bedroom	12' 4" x 8' 4" (3.76m x 2.54m)
En-suite	
Bedroom Two	10' 0" x 9' 7" (3.05m x 2.92m)
Bedroom Three	10' 6" x 7' 7" (3.20m x 2.31m)

OUTSIDE

There is driveway parking to the side of the property and a pleasant enclosed rear garden which is mainly laid to lawn with two decked seating areas.

GARAGE 18' 5" x 9' 8" (5.61m x 2.94m)



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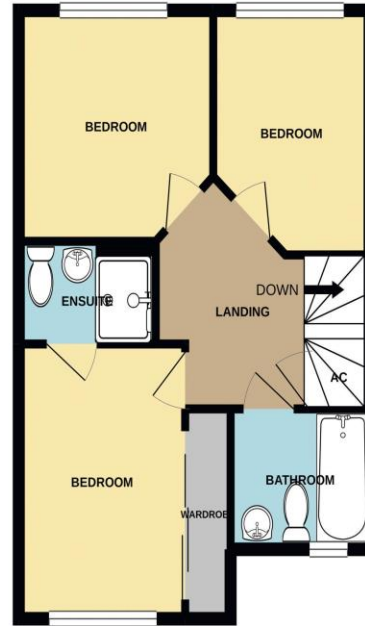


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GROUND FLOOR



1ST FLOOR



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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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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