



GIBBINS RICHARDS 
Making home moves happen

56 Nash Drive,, Wellington TA21 9FA
Offers in the Region Of £269,950

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Nestled in a quiet corner position at the end of a modern cul-de-sac, this modern three-bedroom semi-detached home offers the perfect blend of comfort and convenience. With driveway parking for two vehicles and a good sized rear garden,. Well presented and ready to move into, it's an excellent choice for those looking to settle into a welcoming neighbourhood. Energy Rating: B, 83

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

Nash Drive is part of the sought-after Cades Farm development, built by Persimmon Homes in 2016. This modern, family-friendly neighborhood is located on the outskirts of town, offering a peaceful setting with convenient access to local amenities. Residents benefit from nearby green spaces, footpaths, and play parks, ideal for families and outdoor enthusiasts. For everyday essentials, Lidl supermarket is just a short distance away, and regular bus services are available at the entrance of the development. Commuters will appreciate the easy access to the M5 motorway, while the County Town of Taunton, just 6 miles away, provides a broader range of shopping, dining, and leisure options. Nash Drive combines modern living with excellent connectivity, making it a perfect choice for families and professionals alike.

MODERN SEMI DETACHED HOUSE

BUILT IN 2016

SITTING ROOM, KITCHEN / DINING ROOM

THREE BEDROOMS, MASTER BEDROOM WITH EN-SUITE

GROUND FLOOR WC AND FAMILY BATHROOM

AMPLE STORAGE AND IN GOOD DECORATIVE ORDER

ENCLOSED REAR GARDEN

END-OF CUL DE SAC POSITION OVERLOOKING MATURE TREES

TWO DRIVEWAY PARKING SPACES TO THE FRONT



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ACCOMMODATION

Entrance Hallway

Cloakroom 7' 2" x 3' 0" (2.18m x 0.91m)

Sitting Room 14' 3" x 11' 11" (4.34m x 3.63m)

Kitchen/Diner 15' 3" x 8' 11" (4.64m x 2.72m)

First Floor Landing

Master bedroom 11' 11" x 9' 5" (3.63m x 2.87m)

En-suite 6' 2" x 5' 5" (1.88m x 1.65m)

Bedroom Two 9' 2" x 7' 7" (2.79m x 2.31m)

Bedroom Three 7' 7" x 5' 9" (2.31m x 1.75m)

Family Bathroom 6' 1" x 5' 11" (1.85m x 1.80m)

OUTSIDE

To the front of the property there is parking for cars with a path leading to the front door and around to the rear garden. The rear garden is enclosed and mainly laid to lawn with a patio area by the dining room patio doors.



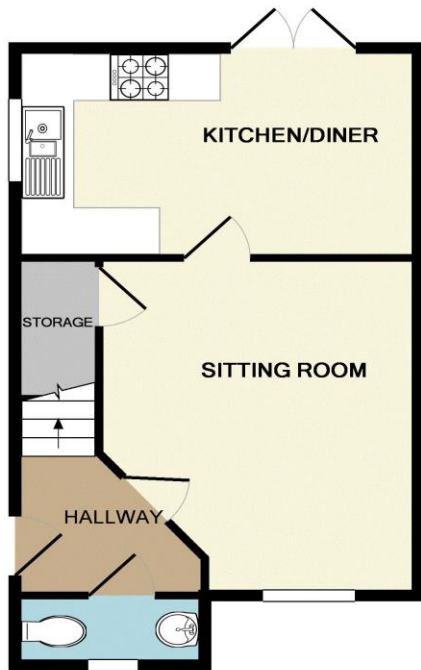
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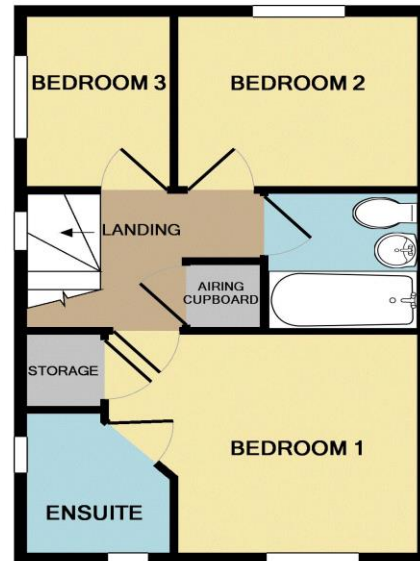
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GROUND FLOOR
APPROX. FLOOR
AREA 375 SQ.FT.
(34.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 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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