



GIBBINS RICHARDS   
Making home moves happen

3 Burrough Way, Wellington TA21 9PP  
£435,000

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A four bedroom detached house of excellent size, on the ever-popular south side of Wellington. Offering wide ranging ground floor accommodation, along with four double bedrooms to the first floor, benefitting from both a bathroom and en-suite. The front of the home has a wonderful curb appeal, with a driveway and double garage, whilst the enclosed rear garden is extremely generous in size and private too. The home also enjoys owned solar panels on the roof, generating a handsome yearly income.

Tenure: Freehold / Energy Rating: B / 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 numerous attractive green spaces dotted all around. The location offers easy access to all local amenities and schools of high repute, whilst within touching distance of the neighbouring countryside.

SIZEABLE FOUR BEDROOM DETACHED HOUSE  
MASSIVELY POPULAR, SOUTH SIDE LOCATION  
FORMER SHOW HOME  
EXTENDED GROUND FLOOR LIVING SPACE  
DOUBLE GARAGE & DRIVEWAY  
GENEROUS & PRIVATE LANDSCAPED REAR GARDEN  
OWNED SOLAR PANELS PROVIDING EXCELLENT YEARLY INCOME





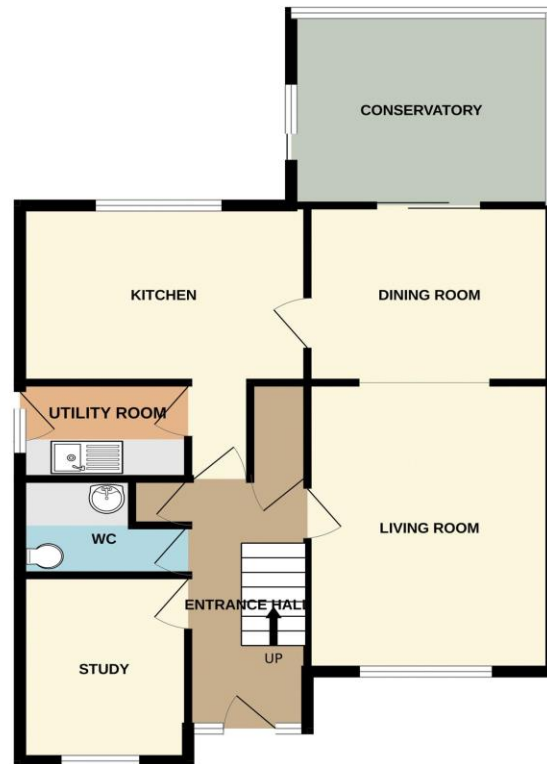


Main Bedroom	11' 8" x 11' 8" (3.55m x 3.55m) With wide range of built in wardrobes & en-suite shower room
En-suite	7' 10" x 4' 11" (2.39m x 1.50m)
Bedroom Two	11' 11" x 9' 11" (3.63m x 3.02m) Built in wardrobe
Bedroom Three	10' 11" x 7' 5" (3.32m x 2.26m)
Family Bathroom	7' 9" x 6' 9" (2.36m x 2.06m)
Bedroom Four	11' 3" x 8' 3" (3.43m x 2.51m)
Entrance Hall	16' 0" x 5' 8" (4.87m x 1.73m)
Study	9' 8" x 8' 0" (2.94m x 2.44m)
Downstairs Cloakroom	8' 0" x 4' 9" (2.44m x 1.45m)
Utility room	5' 8" x 5' 5" (1.73m x 1.65m)
Kitchen / Breakfast Room	14' 5" x 8' 6" (4.39m x 2.59m) Built in cooker, grill, gas hob, dishwasher & wine fridge
Living Room	14' 7" x 11' 9" (4.44m x 3.58m)
Dining Room	9' 2" x 11' 8" (2.79m x 3.55m)
Conservatory	12' 9" x 9' 5" (3.88m x 2.87m)

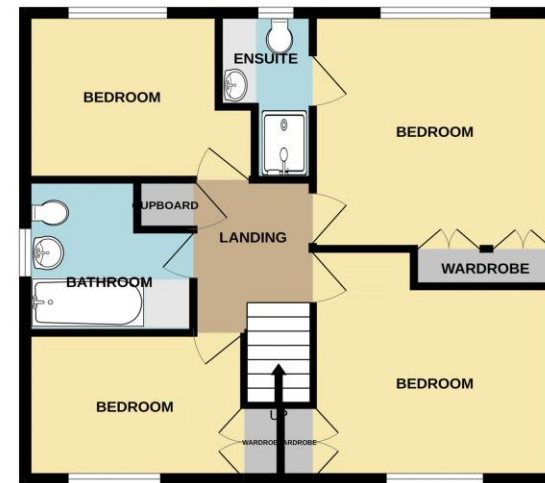
**Outside** Outside there is an enclosed rear garden which has been wonderfully landscaped by the current owners. The garden is laid predominantly to lawn and patio, with an attractive border surround, containing an array of popular shrubbery. To the front of the home is a spacious driveway, along with an attached double garage.



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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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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