



9 Haddon Close, Wellington TA21 9GU

£216,000

GIBBINS RICHARDS 
Making home moves happen

A wonderful, rare opportunity to purchase an immaculate four bedroom detached house on a shared ownership basis with Heylo Housing. Built only 7 months ago, this property is virtually brand new, whilst having been lovingly improved further by the current owner. It is available on a 48% shared ownership basis, which undoubtedly will be an extremely attractive prospect for a range of purchaser. An early viewing is highly advised.

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

Located on the hugely popular Monument View development to the West of Wellington, this home also occupies one of the most sought after plots on the site. Tucked away on the periphery of the development at the end of a cul-de-sac, with no neighbours to the front and views of adjacent fields, the position of this home is undoubtedly a big selling point. The development is found within minutes of all amenities, local schools of high repute and the M5.

RARE SHARED OWNERSHIP OPPORTUNITY (48% OWNERSHIP)
WONDERFUL FOUR DOUBLE BEDROOM DETACHED HOUSE
ONLY 7 MONTHS OLD
FURTHER IMPROVEMENTS MADE BY CURRENT OWNER
FLEXIBLE & SPACIOUS GROUND FLOOR LIVING SPACE
GENEROUS & ATTRACTIVE ENCLOSED REAR GARDEN
DRIVEWAY & GARAGE
EARLY VIEWING HIGHLY ADVISED





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| Living Room | 17' 6" x 10' 7" (5.33m x 3.22m) |
| Kitchen / Dining Room cooker & gas hob | 17' 3" x 12' 5" (5.25m x 3.78m) With integrated |
| Utility room | 8' 5" x 5' 5" (2.56m x 1.65m) |
| Second reception room | 12' 10" x 10' 6" (3.91m x 3.20m) A hugely useful, flexible space. This could function as a study, play room, formal dining room or even as a ground floor bedroom if required. |
| Bedroom One | 17' 6" x 10' 6" (5.33m x 3.20m) With wonderful, newly installed bespoke walk-through wardrobes leading to the en-suite |
| En-suite | |
| Bedroom Two | 10' 7" x 10' 3" (3.22m x 3.12m) |
| Bedroom Three | 11' 10" x 9' 3" (3.60m x 2.82m) |
| Bedroom Four | 11' 11" x 7' 6" (3.63m x 2.28m) |
| Family Bathroom | Fitted with contemporary three piece suite with shower over. |
| Outside | There is a sizeable enclosed rear garden, which is both attractive and easy to maintain. Laid to both patio and lawn, whilst enjoying excellent afternoon and evening sun. To the front of the home is a spacious driveway and garage. |
| Shared Ownership Information: The home is offered on a 48% shared ownership basis with Heylo Housing, making it a hugely attractive and affordable proposition for those looking for a property of this style and size. When purchasing a 48% share, there would be an approximate monthly rental figure of £506.46, whilst there is the opportunity to increase your shares over time, leading to a reduction in the rental costs and an increase to your equity. | |



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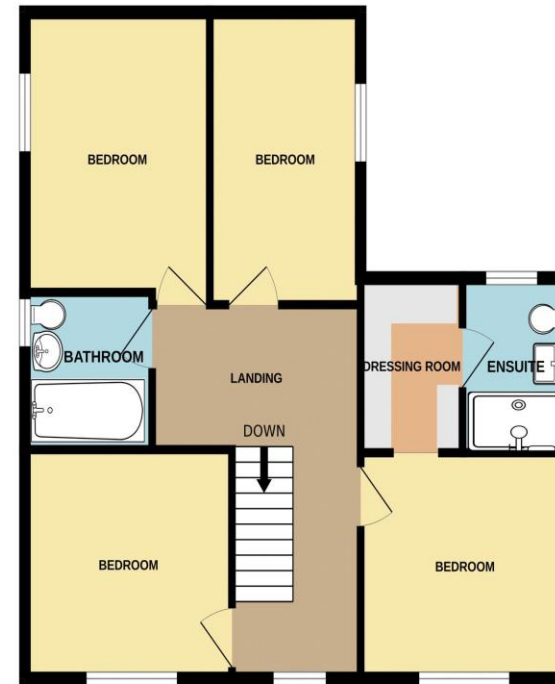


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GROUND FLOOR



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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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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