



GIBBINS RICHARDS 
Making home moves happen

2 Jurston Walk, Wellington, TA21 9GB
£495,000

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An excellent example of a perfect family home. This immaculate detached residence, built by the ever-popular CG Fry, offers exceptional accommodation internally, with spacious, practical living areas, four double bedrooms with an assortment of fitted wardrobes and stunning contemporary fittings throughout. The property overlooks a wonderful green space to the front, creating a picturesque outlook, whilst to the rear the enclosed garden, south-west facing and one of the largest on the development, has been expertly landscaped. A double garage and driveway is found behind. An early viewing is highly advised for this outstanding home.

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

Jurston Fields development is located to the desirable south of Wellington and consists of two, three, four and five bedroom homes built by C G Fry & Son, The site is ideally placed to enjoy a range of local amenities, countryside pursuits and good transport links to Exeter, Bristol and beyond. Jurston Fields features many green open spaces on your doorstep, with this home enjoying an open green area to the front and views across to the countryside.

IMMACULATE DETACHED HOUSE
FOUR DOUBLE BEDROOMS
SPACIOUS DESIGN WITH EXCELLENT LIVING AREAS
LANDSCAPED SOUTH-WEST FACING GARDEN
DOUBLE GARAGE & DRIVEWAY
OVERLOOKING WONDERFUL GREEN SPACE TO THE FRONT
LOCATED ON JURSTON FIELDS, WELLINGTON'S EXECUTIVE SOUTH-SIDE DEVELOPMENT
BUILT BY THE HIGHLY REGARDED CG FRY



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Entrance Hallway

Living Room 21' 9" x 12' 3" (6.62m x 3.73m) With French doors leading to patio

Kitchen / Dining Room 21' 9" x 12' 0" (6.62m x 3.65m) Offering a wide range of integrated appliances

Utility Room

Downstairs Cloakroom

Bedroom One 12' 0" x 10' 11" (3.65m x 3.32m)

En-suite

Bedroom Two 12' 5" x 10' 11" (3.78m x 3.32m)

Bedroom Three 12' 0" x 10' 5" (3.65m x 3.17m) With fitted wardrobes

Bedroom Four 10' 11" x 10' 5" (3.32m x 3.17m) With fitted wardrobes

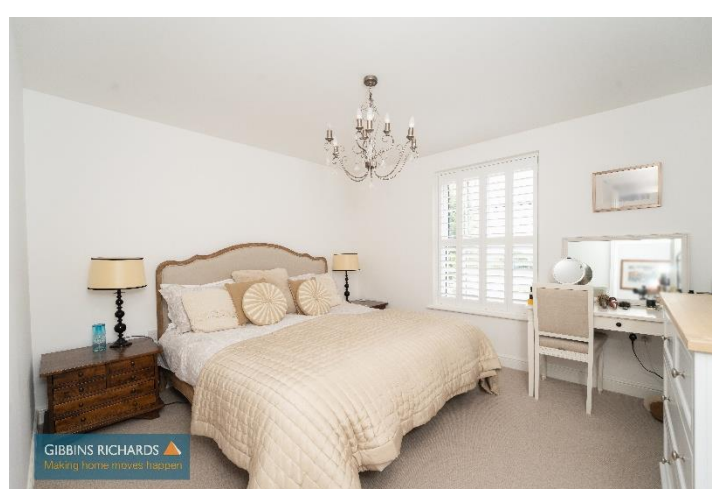
Family Bathroom

Outside: The property occupies a wonderful position on the edge of the development, overlooking an open green area and views beyond. To the rear is an exceptional south-west facing garden, one of the largest on the development, which has been beautifully landscaped by the current owners. Behind is a sizeable double garage and a driveway for parking.

Agents Note: As with most modern developments, there is an annual contribution charge for the development. (Approx &120 per annum)



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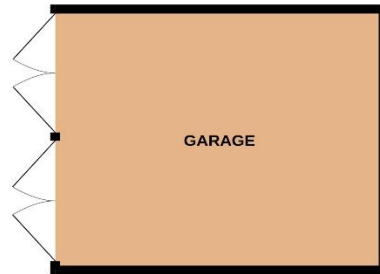


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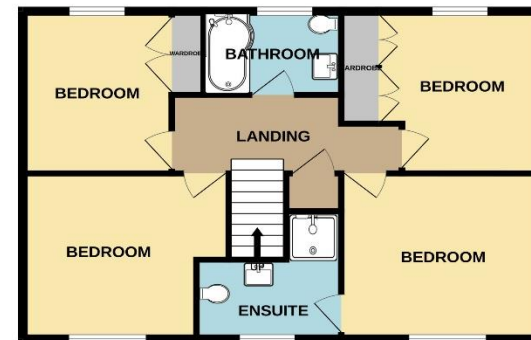
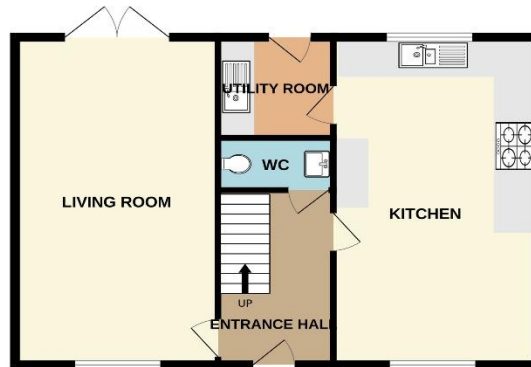


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GROUND FLOOR



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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk