



GIBBINS RICHARDS 
Making home moves happen

24 Nash Drive, Wellington TA21 9FA
£350,000

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A delightful four bedroom detached house, nestled within the heart of the ever-popular Cades Farm. The property offers spacious and simplistic accommodation which has been well maintained and is arranged over two floors, with a design that undoubtedly appeals to a wide range of purchaser. There is a driveway and integral garage to the front, whilst to the rear the home enjoys an attractive enclosed garden, with a pleasant outlook over trees and greenery allowing a good level of privacy.

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

Nash Drive is situated within a modern family friendly residential development on the outskirts of the popular town of Wellington. Whilst enjoying easy access to the town centres amenities, Nash Drive also provides easy access to the M5 motorway making this an ideal choice for commuters. Wellington offers a number of educational facilities of high repute, whilst the County town of Taunton is approximately 6 miles away where a wider range of amenities can be found.

EXCELLENT FOUR BEDROOM DETACHED HOUSE
GOOD COSMETIC CONDITION
PERFECT FOR A WIDE VARIETY OF PURCHASER
DRIVEWAY & GARAGE
ATTRACTIVE, EASY MAINTENANCE GARDEN
EXCELLENT PRIVACY, BACKING ON TO GREENERY
HUGELY POPULAR LOCATION
EARLY VIEWING HIGHLY ADVISED





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Entrance Hall	
Living Room	15' 10" x 10' 11" (4.82m x 3.32m)
Kitchen / Diner	18' 5" x 10' 4" (5.61m x 3.15m)
Utility Room	
Downstairs Cloakroom	
Bedroom One	14' 4" x 10' 4" (4.37m x 3.15m)
En-suite	
Bedroom Two	12' 2" x 9' 3" (3.71m x 2.82m)
Bedroom Three	9' 7" x 9' 4" (2.92m x 2.84m)
Bedroom Four	9' 7" x 7' 1" (2.92m x 2.16m)
Family Bathroom	
Integral Garage	12' 2" x 9' 3" (3.71m x 2.82m)
<p>Outside: To the front of the property is a driveway and an area of lawn, along with an integral garage, whilst to the rear is a hugely attractive, low maintenance which offers excellent privacy, backing on to trees and greenery.</p>	



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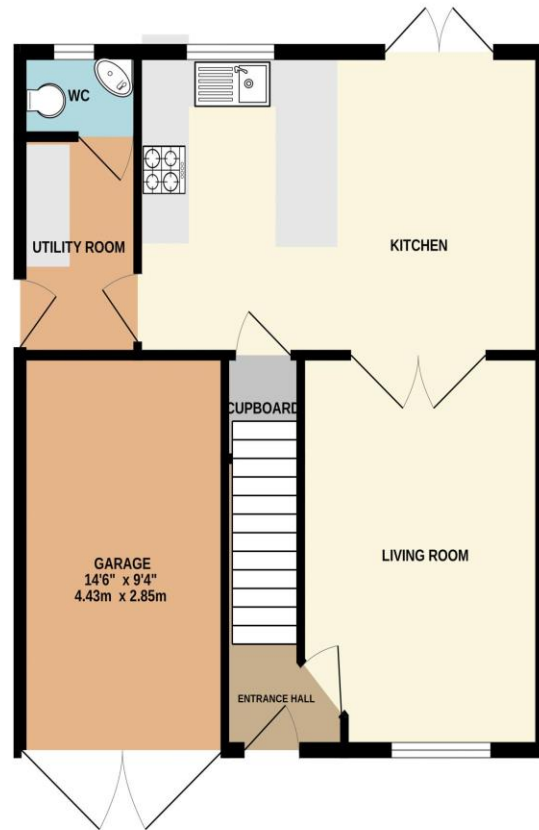


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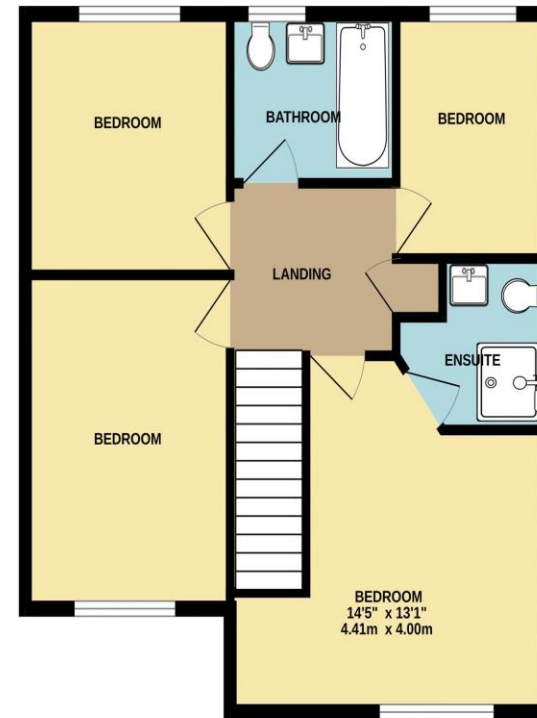


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GROUND FLOOR



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.

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