



GIBBINS RICHARDS 
Making home moves happen

18 Bluett Road, Wellington TA21 9AU
£300,000

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A spacious three bedroom semi-detached house with huge potential, located in a popular area close to local schools of high repute. Offering a double length garage with utility area to the rear and off-road parking to the front, along with an attractive enclosed garden to the rear. Ideal for those looking to put their own stamp on their forever home.

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

The property is situated on Bluett Road, which is an ever-popular cul-de-sac towards Wellington's south side. Found within an ideal walking distance of local schools and amenities, whilst within touching distance of the countryside.

NO ONWARD CHAIN
POTENTIAL TO EXTEND & IMPROVE
SUBSTANTIAL GARAGE
OFF ROAD PARKING
POPULAR ADDRESS
ATTRACTIVE REAR GARDEN
GAS CENTRAL HEATING / UPVC DOUBLE GLAZING





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Entrance Hall	13' 4" x 6' 0" (4.06m x 1.83m)
Living Room	22' 11" x 9' 6" (6.98m x 2.89m) Doors leading to conservatory, ample space for dining table
Kitchen	9' 6" x 8' 1" (2.89m x 2.46m) With built in dishwasher
Garage / Utility	23' 9" x 12' 2" (7.23m x 3.71m) With plumbing for utilities and full electric
Bedroom One	12' 2" x 9' 9" (3.71m x 2.97m)
Bedroom Two	11' 0" x 9' 0" (3.35m x 2.74m)
Bedroom Three	9' 2" x 7' 5" (2.79m x 2.26m)
Shower Room	5' 4" x 5' 4" (1.62m x 1.62m)
Separate Toilet	5' 4" x 2' 4" (1.62m x 0.71m)



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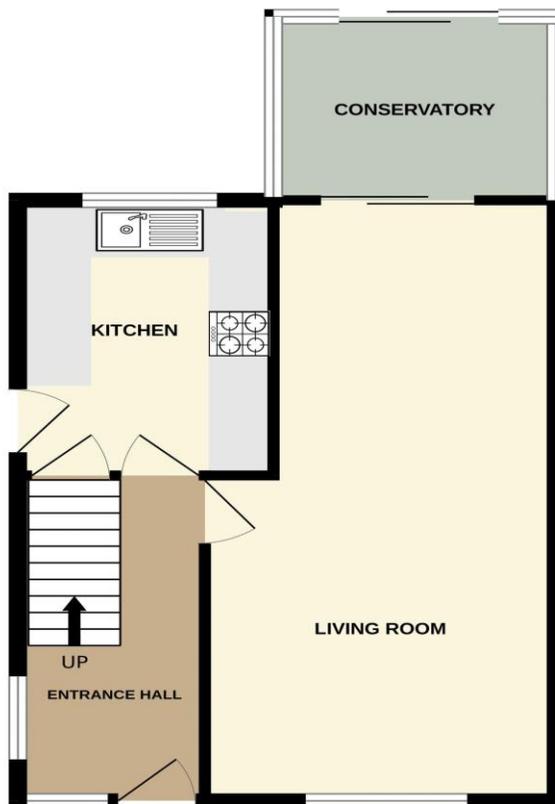


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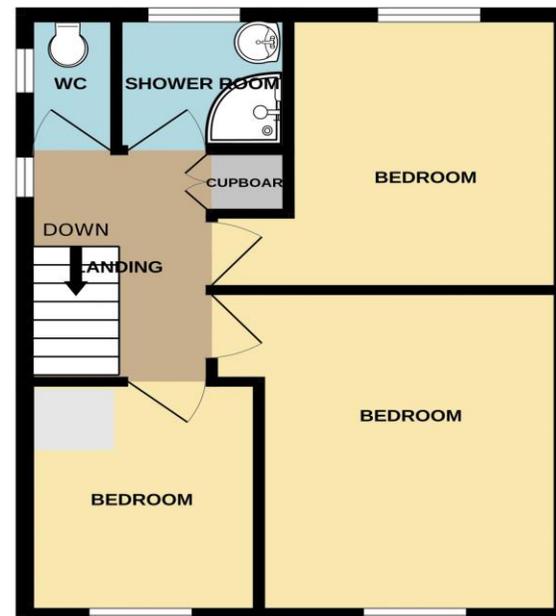


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GROUND FLOOR



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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