



GIBBINS RICHARDS   
Making home moves happen

96 Sylvan Road, Wellington TA21 8EH

£274,950

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A stunning example of a three bedroom semi-detached house, occupying a delightful plot which is tucked away, offering an outlook across your own lawn and greenery to the front. The property is in immaculate condition internally, with light and spacious accommodation throughout. To the rear of the home is an enclosed, south-west facing garden, along with parking for two vehicles and a garage which has been part converted to create a studio, which is fully insulated, with light, power and a hand basin.

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

Sylvan Road is just a short walk from the town and its amenities which include a range of independent retailers as well as national stores, such as Waitrose and Asda. An assortment of both educational and leisure facilities of high repute are available nearby, along with a local cinema. There is a regular bus service to Taunton which is approximately 7 miles away, whilst the M5 can be accessed just outside the town at Junction 26.

IMMACULATE THREE BEDROOM SEMI  
QUIET, TUCKED AWAY POSITION  
OUTLOOK OVER PRIVATE GREENERY TO THE FRONT  
LIGHT & SPACIOUS ACCOMMODATION  
SOUTH-WEST FACING GARDEN  
DRIVEWAY FOR TWO VEHICLES  
GARAGE, PART CONVERTED WITH STUDIO TO REAR  
INTERNAL VIEWING HIGHLY ADVISED







## Entrance Hallway

Living Room 25' 7" x 15' 9" (7.8m x 4.8m)

Kitchen 9' 10" x 7' 7" (3m x 2.3m)

Bedroom Three 9' 0" x 6' 7" (2.74m x 2.01m)

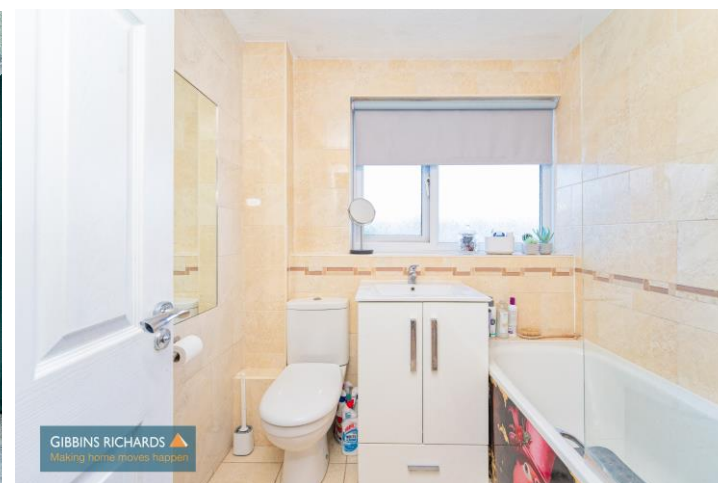
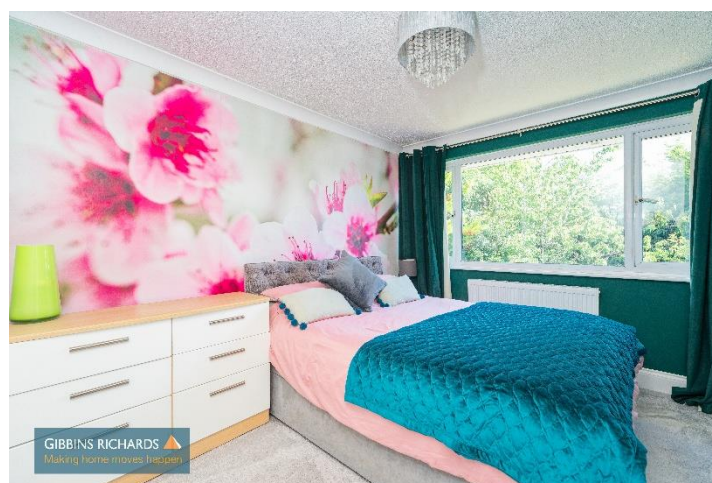
Bedroom One  
With fitted wardrobes 12' 2" x 9' 10" (3.71m x 2.99m)

Bedroom Two  
With fitted wardrobes 10' 6" x 9' 10" (3.20m x 2.99m)

Family Bathroom 6' 3" x 5' 7" (1.9m x 1.7m)

Garage 8' 6" x 19' 8" (2.6m x 6m)

Studio 7' 10" x 7' 10" (2.4m x 2.4m)





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.  
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