



GIBBINS RICHARDS  
**FOR SALE**  
01823 663311  
Making home moves happen

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20 Millstream Gardens, Wellington TA21 0AA  
**£295,000**

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A rare opportunity to purchase a four bedroom semi-detached house, tucked away at the end of a quiet cul-de-sac. The internal accommodation is both spacious and well presented, having been lovingly improved by the current owners. Externally there is a sizeable driveway which is suitable for multiple vehicles, with a garage beyond. To the rear there is a wonderfully attractive enclosed south-west facing rear garden, laid to both patio and lawn, which enjoys an abundance of sun throughout the afternoon and evening.

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

Millstream Gardens is a well-established development on the north side of town, conveniently close to numerous local attractions, including the historic Tonedale Mill, Tonedale House, the old canal route, and the scenic River Tone. The sports centre, rugby club, parks, and various walking trails are practically at your doorstep.

FOUR BEDROOM SEMI DETACHED HOUSE  
RARELY SEEN IN WELLINGTON  
EXCELLENT PRESENTATION THROUGHOUT  
SIZEABLE DRIVEWAY FOR MULTIPLE VEHICLES  
GARAGE  
HUGELY ATTRACTIVE REAR GARDEN, SOUTH-WEST FACING  
POPULAR AND ESTABLISHED DEVELOPMENT  
END OF CUL-DE-SAC





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#### Entrance Hall

Living Room 18' 6" x 11' 0" (5.63m x 3.35m)

Kitchen / Diner 18' 5" x 7' 11" (5.61m x 2.41m) With built in cooker and electric hob

Bedroom One 11' 3" x 10' 2" (3.43m x 3.10m)

Bedroom Two 11' 2" x 8' 0" (3.40m x 2.44m)

Bedroom Three 8' 11" x 8' 0" (2.72m x 2.44m)

Bedroom Four 9' 3" x 6' 5" (2.82m x 1.95m)

Family Bathroom 7' 2" x 5' 7" (2.18m x 1.70m)  
Fitted with three piece suite with power shower over

Outside: To the front of the property is a sizeable driveway which can comfortably accommodate multiple vehicles, with a single garage beyond. To the rear is a wonderful enclosed garden that has been well maintained and is south-west facing, ensuring an abundance of sunlight throughout the afternoon and evening.



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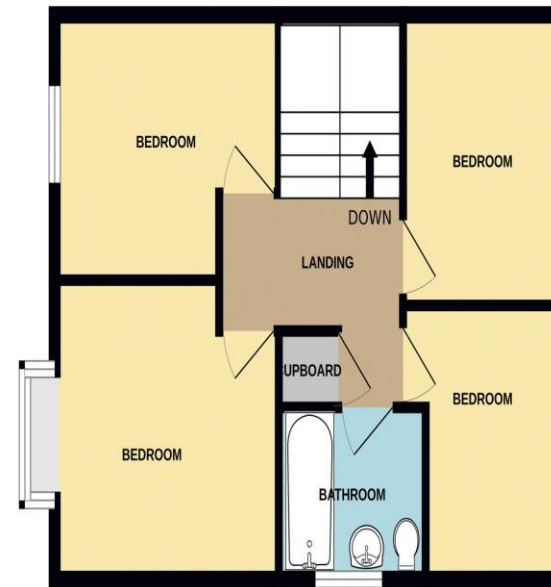


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GROUND FLOOR



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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