

93 Gillards Close, Rockwell Green, Wellington TA21 9DX £385,000

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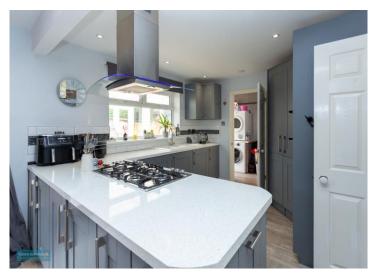
A fantastic example of a four bedroom detached house, occupying an excellent plot at the end of this popular cul-de-sac. The home offers four double bedrooms and extended ground floor living space, with an exceptional contemporary kitchen / diner as the focal point. To the front is a driveway for two vehicles (with the opportunity to be enlarged) and a garage, whilst to the rear is an extremely generous enclosed rear garden, laid to both lawn and decking, with a bar / hosting area ready for the warm summer afternoons. NO ONWARD CHAIN.

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

Gillards Close is found on the periphery of Rockwell Green, located just a mile from the town of Wellington. The home is within walking distance of all amenities, whilst schools of high repute are within touching distance. The rolling Somerset countryside is on the doorstep in almost every direction, making this home a wonderful opportunity for any prospective buyer.

FOUR BEDROOM DETACHED HOUSE
FOUR DOUBLE BEDROOMS
MODERN CONTEMPORARY KITCHEN
SIZEABLE GARDEN
QUIET CUL-DE-SAC POSITION
DRIVEWAY & GARAGE
EASY ACCESS TO ALL AMENITIES & LOCAL SCHOOLS
NO ONWARD CHAIN











Entrance Hall 13' 11" x 6' 0" (4.24m x 1.83m)

Living Room 16' 4" x 10' 8" (4.97m x 3.25m)

Kitchen / Diner 20' 1" x 11' 2" (6.12m x 3.40m) With an

array of integrated appliances

Utility room 6' 6" x 5' 4" (1.98m x 1.62m)

Conservatory 16' 0" x 9' 2" (4.87m x 2.79m)

Downstairs Cloakroom

Main Bedroom 16' 1" x 10' 6" (4.90m x 3.20m)

Second Bedroom 11' 6" x 10' 4" (3.50m x 3.15m)

Bedroom Four 8' 6" x 7' 8" (2.59m x 2.34m)

Bedroom Three 11' 6" x 8' 1" (3.50m x 2.46m)

Family Bathroom 6' 9" x 7' 9" (2.06m x 2.36m)

En-suite

Outside On approach the home has a lovely curb appeal, with a driveway for two vehicles in front of a single garage. There is the opportunity to further extend the driveway if required or desired, with an additional area of dropped curb providing potential access to the front plot. To the rear of the home is an enclosed rear garden of good size, much above average for a property of this style. The garden is laid attractively to both decking and lawn, with a bar / hosting area. There is a spacious side plot with a garden shed for storage.











TOTAL FLOOR AREA: 1426 sq.ft. (132.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Borplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 an 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.