

38 Parker Close, Wellington TA21 8SY £215,000

GIBBINS RICHARDS A
Making home moves happen

An exceptionally spacious two bedroom end terrace house, with two reception rooms, abundant storage and a large wrap-around garden. The property offers incredible potential and scope, boasting above average size accommodation and plot size. There is an off-road parking space available nearby. An early viewing strongly advised! NO ONWARD CHAIN.

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

Parker Close is located a short walk from the rear entrance to Waitrose, giving good and easy access to the town centre. Wellington itself offers a wide range of amenities and educational facilities of high repute, whilst it neighbours the rolling Somerset countryside in all directions.

EXCEPTIONALLY SPACIOUS TWO BEDROOM END OF TERRACE
LARGE WRAP-AROUND GARDENS TO THE FRONT, SIDE AND REAR
EXCELLENT FIRST TIME / RENTAL OPPORTUNITY
TWO LARGE DOUBLE BEDROOMS, TWO RECEPTION ROOMS
WC AND SEPARATE BATHROOM
AMPLE SCOPE FOR EXTENSION (STP)
OFF-ROAD PARKING SPACE
NO ONWARD CHAIN
EARLY VIEWING ADVISED











Entrance Hall

Kitchen 8' 9" x 8' 5" (2.66m x 2.56m)

Dining Room 10' 5" x 8' 6" (3.17m x 2.59m)

Sitting Room 12' 7" x 10' 9" (3.83m x 3.27m)

First Floor Landing

WC

Shower Room 5' 8" x 5' 8" (1.73m x 1.73m)

Bedroom Two 12' 9" x 8' 10" (3.88m x 2.69m)

Bedroom One 15' 9" x 10' 7" (4.80m x 3.22m)

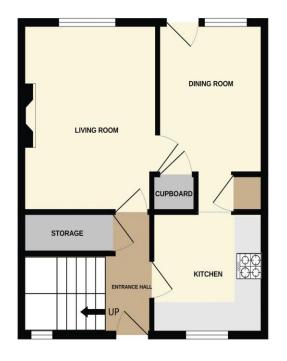
Outside: There is a substantial wrap around garden, laid predominantly to lawn and patio. The home also offers a parking space nearby.

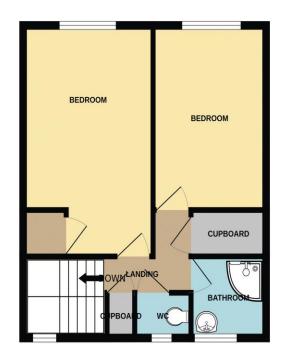






GROUND FLOOR 1ST FLOOR







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, prosiscin 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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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.