



GIBBINS RICHARDS   
Making home moves happen

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

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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







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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.



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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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