



GIBBINS RICHARDS 

38 Mills Drive, Wellington TA21 9ED  
£192,375

GIBBINS RICHARDS   
Making home moves happen



Welcome to this spacious and modern two bedroom semi-detached home, ideally suited for first-time buyers looking to step onto the property ladder. This home is part of a Section 106 Discounted Scheme, offering the opportunity to purchase at 25% below market value, making it more affordable for eligible buyers. Please call us for further information. Energy Rating: B, 84

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

This property is part of a Section 106 scheme, designed to provide affordable housing for local residents. Buyers must meet specific criteria to be eligible to purchase. This modern development is conveniently close to Wellington's town centre with easy access to a range of local amenities, including shops, supermarkets, schools, and leisure facilities. With its close proximity to the M5 motorway, Cades Farm offers excellent transport links to nearby Taunton, Exeter, and Bristol, making it an ideal location for commuters. Additionally, the development is surrounded by the beautiful countryside, offering many nearby footpaths.

OFFERED FOR SALE UNDER THE SECTION 106 LEGAL AGREEMENT - BUYERS  
MUST HAVE A LOCAL CONNECTION TO THE AREA  
SEMI DETACHED HOUSE  
DRIVEWAY PARKING TO THE FRONT  
SPACIOUS LIVING AREAS  
TWO DOUBLE BEDROOMS  
UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING  
ENCLOSED REAR GARDEN  
QUIET CUL DE SAC POSITION  
CONVEINENT LOCATION TO FOOTPATHS, SUPERMARKETS, BUS SERVICES  
AND ROAD LINKS







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## ACCOMMODATION

|                     |                                  |
|---------------------|----------------------------------|
| Entrance            | Stairs to first floor            |
| Sitting Room        | 12' 6" x 11' 8" (3.82m x 3.56m)  |
| Kitchen/Diner       | 13' 11" x 10' 6" (4.24m x 3.20m) |
| Cloakroom           | 5' 10" x 4' 8" (1.79m x 1.41m)   |
| First Floor Landing |                                  |
| Bedroom One         | 15' 4" x 12' 0" (4.67m x 3.67m)  |
| Bedroom Two         | 14' 5" x 8' 1" (4.40m x 2.46m)   |
| Bathroom            | 6' 10" x 6' 3" (2.09m x 1.90m)   |

**OUTSIDE:** To the front of the property is allocated parking. Pedestrian side access to the rear garden. The garden is fully enclosed and laid mainly to lawn.



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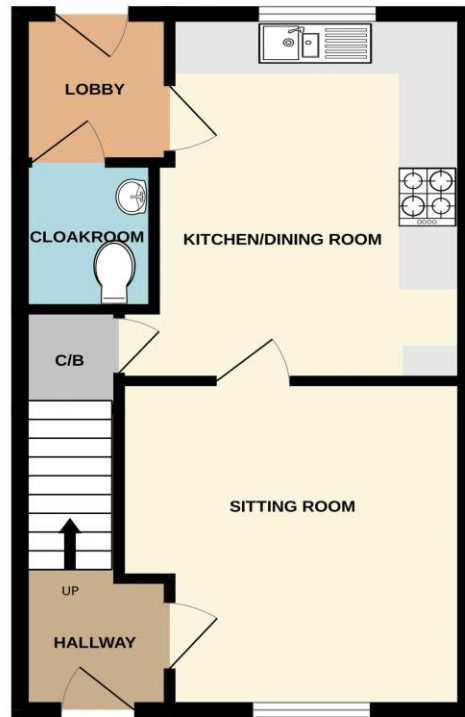


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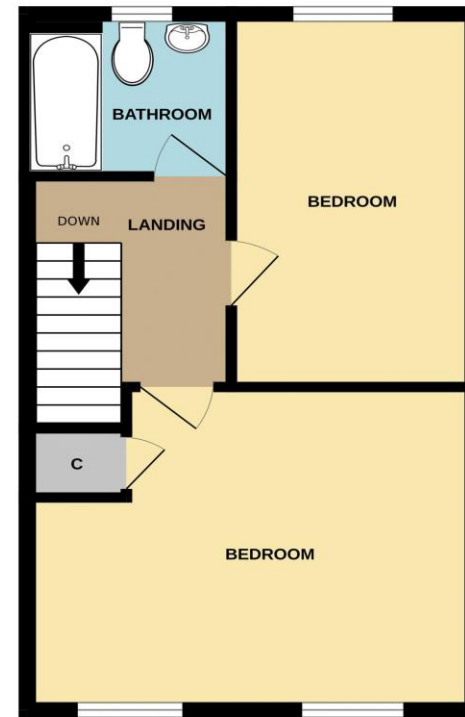


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GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.

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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