



GIBBINS RICHARDS   
Making home moves happen

58 Wellesley Park, Wellington TA21 8QA  
£335,000

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Offered to the market with no onward chain, we highly recommend an early viewing of this wonderful bungalow. Internally the accommodation is extremely spacious, with a sizeable lounge enjoying French doors that lead to the patio, a previously converted garage providing a larger kitchen with dining room, two double bedrooms and family bathroom. Externally there is a driveway for multiple vehicles, with the opportunity to create more parking to the front, whilst to the rear there is a south facing enclosed garden, laid to both patio & lawn.

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

Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores, including a Waitrose, which is with easy walking distance. Close by is The Cleve Hotel & Spa as well as the picturesque Edwardian public gardens and playing fields, whilst the rolling Somerset countryside is on the doorstep.

HUGELY POPULAR ADDRESS, SOUTH SIDE OF WELLINGTON  
SIZEABLE TWO DOUBLE BEDROOM BUNGALOW  
ATTRACTIVE PLOT  
CONVERTED GARAGE  
SPACIOUS DRIVEWAY, POTENTIAL FOR MORE PARKING  
MODERN UPVC & COMBINATION BOILER  
SOUTH FACING REAR GARDEN  
NO ONWARD CHAIN







## Entrance Hallway

Lounge 18' 3" x 11' 0" (5.56m x 3.35m)

Kitchen 16' 8" x 8' 0" (5.08m x 2.44m)

Dining Room 9' 4" x 9' 2" (2.84m x 2.79m)

Bedroom One 13' 9" x 11' 0" (4.19m x 3.35m)

Bedroom Two 11' 2" x 9' 8" (3.40m x 2.94m)

## Shower Room

Outside: To the front of the property is a spacious driveway, with the opportunity to create additional parking if desired. To the rear is an attractive south facing garden, accessed via French doors from both the lounge and dining room. There is an area of patio closest to the home, a real suntrap throughout the day, along with an area of lawn. There is a sizeable garden store, offering excellent flexibility, to the left side of the garden.

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## GROUND 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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