



GIBBINS RICHARDS 
Making home moves happen

Plot 4 Monument View, Wellington TA21 9RL
£525,000

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The Maple is a four bedroom detached residence of outstanding size, with internal accommodation in abundance. The space is exceptional, with flexible ground floor living areas, four double bedrooms, two en-suites and a family bathroom. Beautifully finished throughout and with the option to choose your own kitchen, The Maple comes highly recommended by ourselves here at Gibbins Richards. The plots available are of excellent size and enjoy sunlight throughout the day, whilst there is a single garage and driveway, along with an array of visitors parking areas.

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

Built by the hugely popular Bovis Homes, Monument View is an outstanding to the West of Wellington, this home also occupies one of the most sought after plots on the site. The development is found within minutes of all amenities, outstanding local schools of high repute and the M5.

- EXCEPTIONAL FOUR BEDROOM DETACHED RESIDENCE
- SUBSTANTIAL ACCOMMODATION
- FOUR SIZEABLE DOUBLE BEDROOMS, TWO EN-SUITES
- SIZEABLE GROUND FLOOR LIVING SPACE
- KITCHEN / DINER, LOUNGE & SECOND RECEPTION ROOM
- OPTION TO CHOOSE KITCHEN
- GARAGE & DRIVEWAY
- SPACIOUS PLOT
- 10 YEAR NHBC BUILDMARK WARRANTY
- **PHOTOS OF SHOW HOME ON SITE**



Monument View

Wellington

3 bedroom home

- The Hazel
- The Spruce
- The Rowan
- Sage Home 
- Sage Home 

4 bedroom home

- The Chestnut
- The Aspen
- The Maple

5 bedroom home

- The Birch

Pre-sold homes

- 1 and 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
-  Sage Homes built by Bovis Homes
- bs bin store
- cs cycle store
- g gas station
- ss substation
- v visitor space



This plan has been produced for home information purposes only and is not to scale. The development layout, landscaping and location of all buildings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. (Development layout plan current at time of production)

Entrance Hallway

Lounge

Family / Dining Area

Kitchen

Utility Room

Study

Downstairs Cloakroom

Bedroom One

En-suite

Bedroom Two

En-suite

Bedroom Three

Bedroom Four

Family Bathroom

14' 9" x 11' 5" (4.49m x 3.48m)

23' 9" x 10' 8" (7.23m x 3.25m)

11' 6" x 11' 5" (3.50m x 3.48m)

8' 2" x 7' 6" (2.49m x 2.28m)

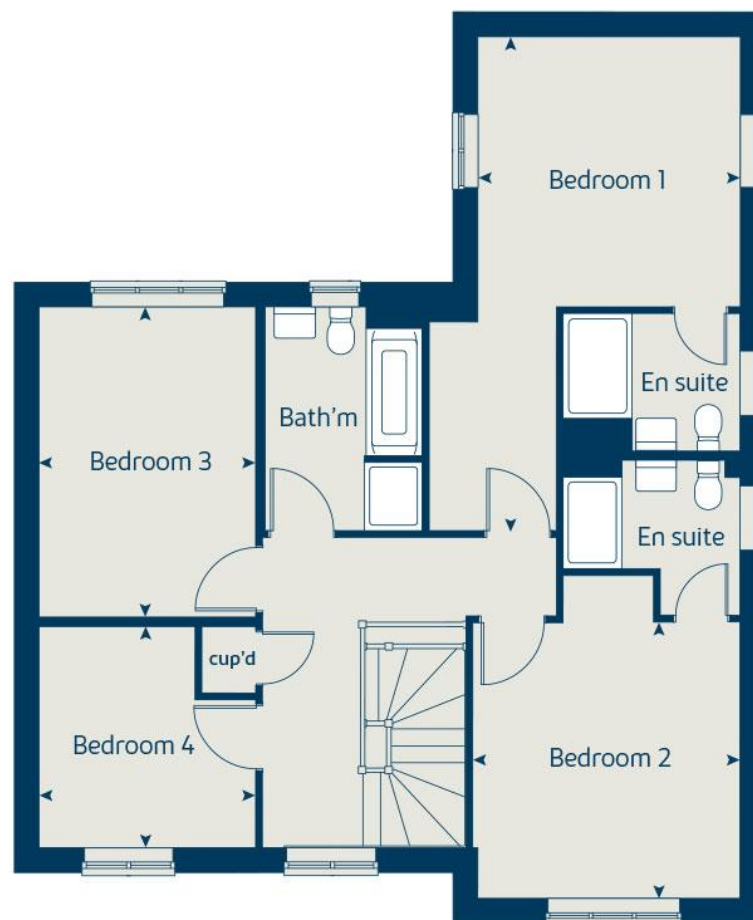
21' 6" x 11' 5" (6.55m x 3.48m)

12' 0" x 11' 5" (3.65m x 3.48m)

13' 7" x 9' 5" (4.14m x 2.87m)

9' 8" x 9' 5" (2.94m x 2.87m)





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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