



Plot 2 Monument View, Wellington TA21 9RL

£565,000

GIBBINS RICHARDS 
Making home moves happen

The Birch, Monument View is an exceptional five bedroom detached residence, offering substantial internal accommodation across two levels and occupying a fantastic plot with a large rear garden. There are three ground floor living areas ensuring complete flexibility, en-suites to two bedrooms and a double garage with driveway for multiple vehicles. There is an array of visitors parking nearby, whilst to the front, the property will overlook a retained green space, giving it an attractive outlook moving forward.

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

Built by the hugely popular Bovis Homes, Monument View is an outstanding development 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 FIVE BEDROOM DETACHED RESIDENCE
SIZEABLE INTERNAL ACCOMMODATION
EXCELLENT PLOT, LARGE REAR GARDEN
BRAND NEW BUILD
HUGELY POPULAR DEVELOPER, BOVIS HOMES
OPPORTUNITY TO CHOOSE KITCHEN
DOUBLE GARAGE, DRIVEWAY FOR MULTIPLE VEHICLES
10 YEAR NHBC BUILDMARK WARRANTY



Monument View

Wellington

- 3 bedroom home

The Hazel

The Spruce

The Rowan

Sage Home

Sage Home
- 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

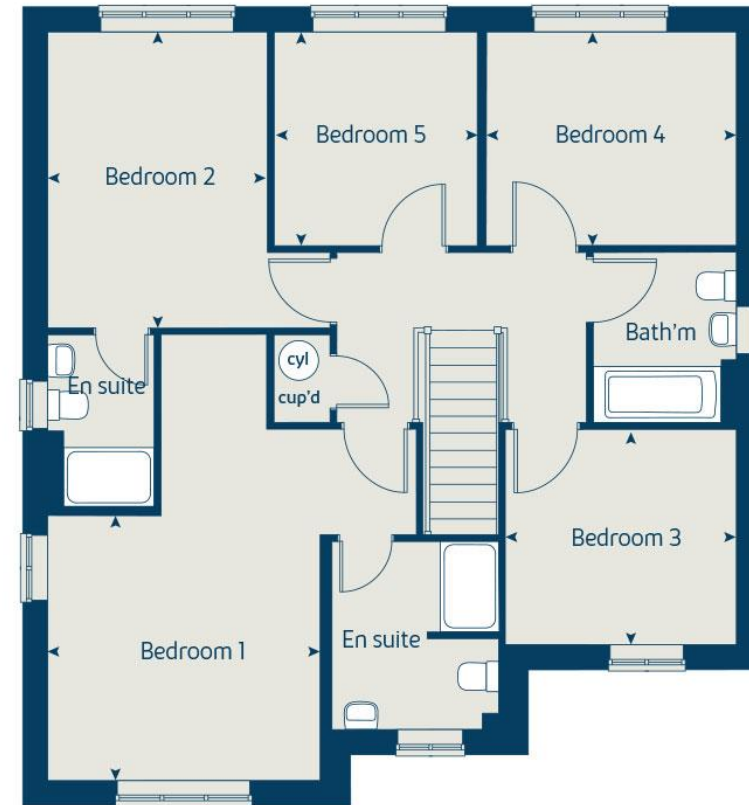
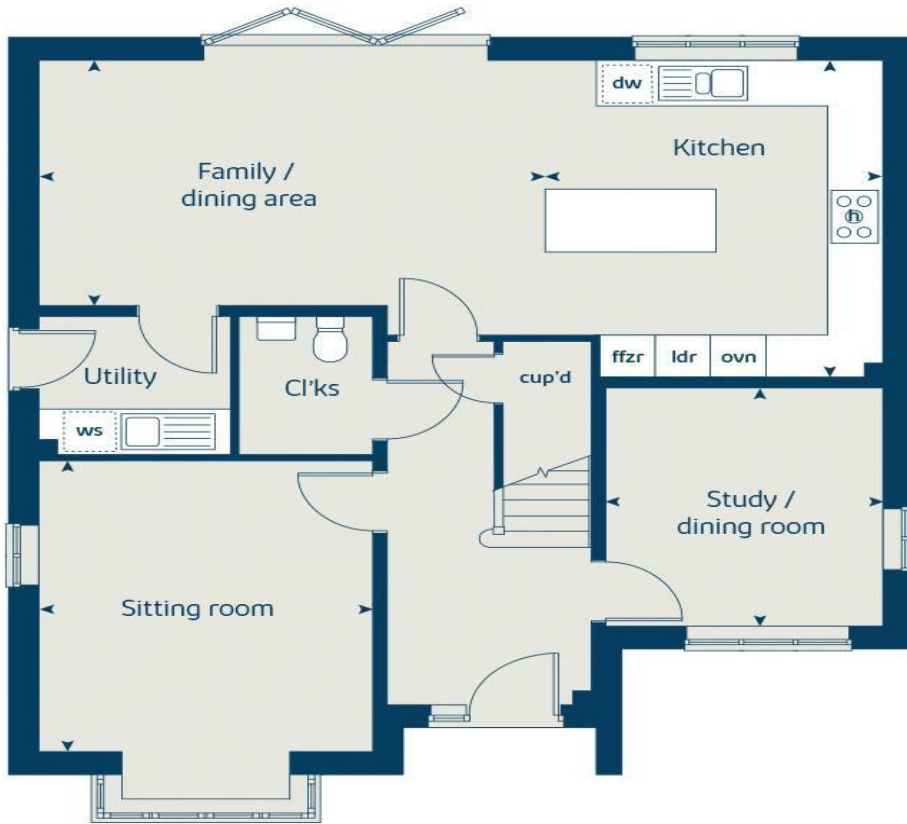


This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and layout of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details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

Entrance Hall	
Lounge	14' 1" x 11' 10" (4.29m x 3.60m)
Kitchen	14' 10" x 11' 6" (4.52m x 3.50m)
Family Area / Dining Area	19' 2" x 11' 6" (5.84m x 3.50m)
Study / Second Reception Room	11' 2" x 9' 10" (3.40m x 2.99m)
Bedroom One	11' 10" x 11' 6" (3.60m x 3.50m)
En-suite	
Bedroom Two	12' 9" x 9' 6" (3.88m x 2.89m)
En-suite	
Bedroom Three	9' 10" x 9' 4" (2.99m x 2.84m)
Bedroom Four	10' 10" x 9' 3" (3.30m x 2.82m)
Bedroom Five	9' 3" x 8' 9" (2.82m x 2.66m)

Outside: Plot 2 offers an exceptional rear garden, which would naturally enjoy vast amounts of sunlight throughout the day. The home enjoys a double garage, with parking for multiple vehicles in front. The property overlooks an area of retained green space, whilst there is an array of visitors parking nearby.





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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk