



**GIBBINS RICHARDS**   
Making home moves happen

**79 Waterloo Road, Wellington TA21 8JQ**  
**£450,000**

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A sublime Edwardian residence, one of Wellington's most sought after property styles. This semi-detached five double bedroom home has been wonderfully maintained throughout its life, whilst being expertly improved by the current owners. A rear extension created an exceptional contemporary kitchen / diner, which helped to blend the original charm with modern flare. There is character around every corner, plus incredibly spacious accommodation throughout. An early viewing is highly advised. NO ONWARD CHAIN!

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

The property is situated within touching distance of Wellington high street, within a row of well regarded period residences along Waterloo Road. It is a short walk from an array of educational facilities of high repute and all amenities, whilst there are numerous parks nearby, along with a popular rugby and cricket club. The rolling Somerset countryside is on the doorstep of Wellington, making this thriving market town an ideal all round location.

EXCEPTIONAL EDWARDIAN RESIDENCE  
SEMI DETACHED PERIOD HOME  
STUNNING GROUND FLOOR ACCOMMODATION  
KITCHEN EXTENSION OFFERING SPACIOUS KITCHEN / DINER  
FIVE DOUBLE BEDROOMS  
MOSTLY UPDATED UPVC DOUBLE GLAZING  
MODERN ELECTRICS & HEATING  
HIGHLY SOUGHT AFTER PROPERTY STYLE  
NO ONWARD CHAIN



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Entrance Hallway	With original tiled flooring and endless character
Lounge	14' 5" x 13' 5" (4.39m x 4.09m)
Second Reception Room	13' 10" x 12' 5" (4.21m x 3.78m)
Kitchen / Diner	19' 3" x 18' 8" (5.86m x 5.69m) Contemporary fitted kitchen with granite worksurfaces
Utility / Downstairs Cloakroom	
Bedroom One	14' 5" x 13' 9" (4.39m x 4.19m) With picturesque window seat & built in wardrobe
Bedroom Two	13' 10" x 12' 5" (4.21m x 3.78m)
Bedroom Three	12' 8" x 10' 2" (3.86m x 3.10m) With built in wardrobe
Bedroom Four	11' 11" x 11' 9" (3.63m x 3.58m)
Bedroom Five	11' 11" x 11' 2" (3.63m x 3.40m)
Family Bathroom	9' 6" x 6' 0" (2.89m x 1.83m)
Shower Room	
Outside: The property enjoys an attractive rear garden, laid predominantly to lawn. There is an access path from front to rear of the left side.	



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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.

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