

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

GIBBINS RICHARDS A
Making home moves happen

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











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

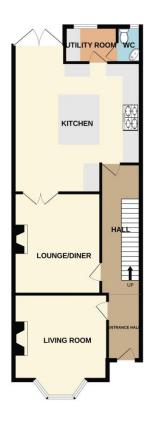
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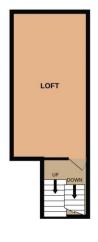




2ND FLOOR GROUND FLOOR 3RD FLOOR









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. Made with Metropix ©2025



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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.