



16 Crosslands, Tonedale, Wellington TA21 0AS
£200,000

GIBBINS RICHARDS 
Making home moves happen

A spacious three bedroom terrace house located in a popular location on Wellington's northern side. This well proportioned home is offered for sale with NO ONWARD CHAIN and requires some cosmetic up-dating internally. The accommodation comprises in brief; entrance hall, sitting/dining room, kitchen, ground floor shower room. On the first floor a landing leads to three bedrooms. Externally there is unallocated on street parking to the front and large garage to the rear. There is also a good size rear garden. Internally, the accommodation is fully UPVC double glazed and warmed by mains gas fired central heating.

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

The property is located within easy access to local shops and amenities and just a short drive from Wellington's town centre. Wellington town itself offers an excellent range of shopping and leisure amenities as well as easy access to the M5 motorway at Chelston (Junction 26).

NO ONWARD CHAIN
GOOD SIZE REAR GARDEN
FULL UPVC DOUBLE GLAZING
MAINS GAS FIRED CENTRAL HEATING
THREE BEDROOMS
COSMETIC UP-DATING REQUIRE
LARGE GARAGE





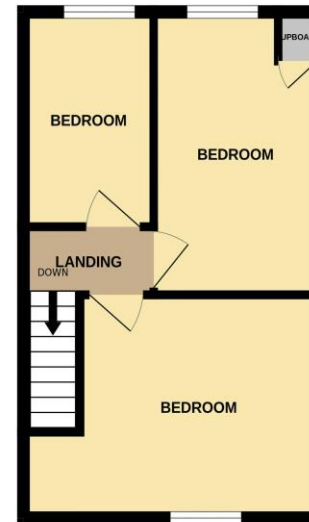
Entrance Hall	8' 1" x 5' 3" (2.46m x 1.60m) Stairs rising to first floor. High level electric fuse board/meters. Cloak cupboard and door to;
Sitting/Dining Room	22' 4" x 9' 0" (6.80m x 2.74m) increasing to 14' 6" (4.42m) Front aspect window, understairs cupboard. Recess storage cupboards. Opening to;
Kitchen	14' 7" x 11' 1" (4.44m x 3.38m) ('L') shaped. Rear aspect window and stable door to garden. Fitted with a matching range of eye and low level units. Integrated double electric oven, five ring gas hob and extractor fan over.
Ground Floor Shower Room	6' 9" x 4' 11" (2.06m x 1.50m) Obscure window to rear. Fitted with a white three piece matching suite comprising low level WC, pedestal wash hand basin and corner shower cubicle with electric shower.
First Floor Landing	Hatch to loft. Doors to three bedrooms.
Bedroom 1	11' 0" x 9' 6" (3.35m x 2.89m) Front aspect window. Fitted with a range of built-in wardrobes.
Bedroom 2	12' 10" x 8' 3" (3.91m x 2.51m) Rear aspect window. Airing cupboard housing wall mounted 'Baxi' combination boiler.
Bedroom 3	9' 4" x 6' 0" (2.84m x 1.83m) Rear aspect window.
Outside	Unallocated on street parking to the front. The rear garden measures approximately - 60' (18.27m) in length with a concrete paved path running to the rear. There are two paved patio areas and an area of lawn. The rear garden is partially enclosed by timber fencing with outside lighting and tap. There is a pedestrian right of access for and across neighbouring properties via timber pedestrian gates.
Garage	24' 1" x 14' 9" (7.34m x 4.49m) Vehicular metal up and over door to front and pedestrian door and window to rear. Mains lighting and power.



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.7 sq.m.) approx.

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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