



Plot 11 Monument View, Wellington TA21 9RL

£335,000

GIBBINS RICHARDS 
Making home moves happen

A stunning three bedroom semi-detached house. The Spruce is a wonderfully designed property, by the ever-popular Bovis Homes. Offering spacious internal accommodation arranged over two floors, including a lounge, kitchen/diner, three bedrooms with an en-suite to main bedroom and family bathroom. Externally the home will enjoy a spacious rear garden and two parking spaces, whilst there is an array of visitors spaces nearby.

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.

STUNNING THREE BEDROOM SEMI
THREE DOUBLE BEDROOMS
EXQUISITE FINISH
HUGELY POPULAR DEVELOPER, BOVIS HOMES
DRIVEWAY FOR TWO VEHICLES
LOUNGE, KITCHEN DINER & UTILITY
SOUTH-WEST FACING GARDEN
10 YEAR NHBC BUILDMARK WARRANTY





Entrance Hall

Lounge 18' 1" x 10' 10" (5.51m x 3.30m)

Utility Room

Downstairs Cloakroom

Bedroom One 11' 11" x 10' 11" (3.63m x 3.32m)

En-suite

Bedroom Two 11' 11" x 10' 5" (3.63m x 3.17m)

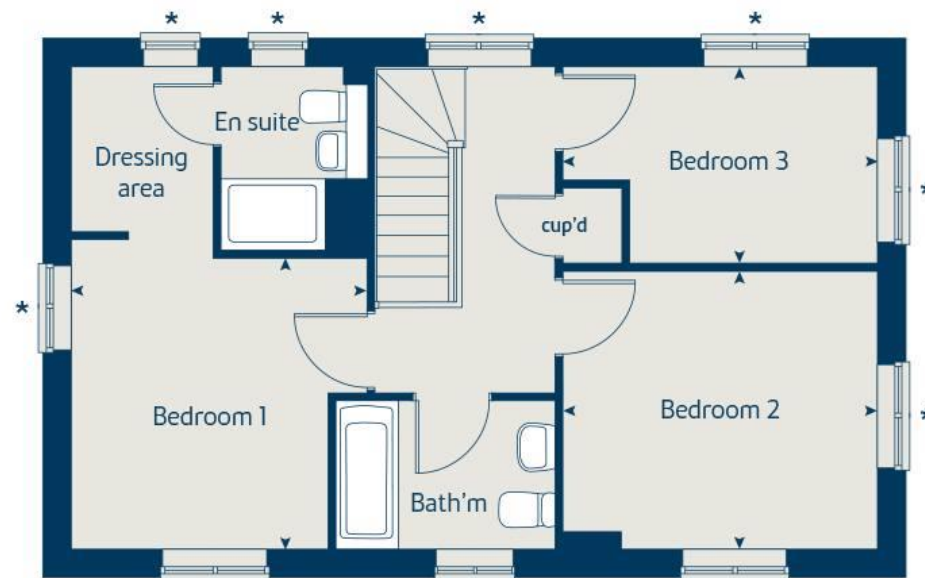
Bedroom Three 11' 10" x 7' 4" (3.60m x 2.23m)

Family Bathroom

Outside: The home will enjoy a lovely enclosed rear garden, with a driveway suitable for two vehicles. There will be an array of visitors spaces around the site, along with open green spaces.

Monument View Wellington





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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