



28 Tone Hill, Tonedale, Wellington TA21 0AU
Offers in the Region Of £245,000

GIBBINS RICHARDS 
Making home moves happen

A spacious three-bedroom semi-detached home located on the north-west edge of Wellington. The property offers two double bedrooms, a generous single bedroom and a large rear garden. While some cosmetic updating would be beneficial, it presents excellent potential for a range of buyers offered with NO ONWARD CHAIN. Energy Performance Rating - To be confirmed.

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

Tone Hill is set on the north-west side of Wellington, just off Milverton Road, in the popular area of Tonedale. This location offers a lovely mix of convenience and community, with a local shop and a welcoming coffee shop nearby, as well as access to pleasant countryside walks and open spaces. Wellington town centre is only a short distance away, providing a good range of local amenities including supermarkets, independent shops, schools, and cafes. The nearby A38 and Junction 26 of the M5 offer straightforward access to Taunton, Exeter, and beyond, making this an ideal spot for anyone looking to be close to both town and countryside.

- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOME
- IN NEED OF SOME INTERNAL REFURBISHMENT
- LARGE REAR GARDEN
- EASY ACCESS TO TRANSPORT LINKS
- CUL DE SAC POSITION
- IDEAL OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTMENT PROJECT
- SCOPE TO MODERNISE AND ADD VALUE





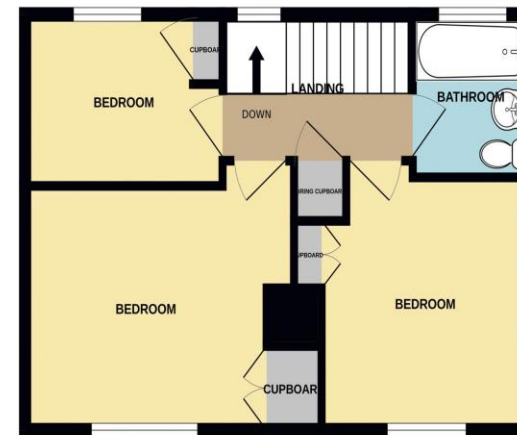
Entrance Hall	Entrance Hallway with under stairs cupboard and storage cupboard
Living Room	16' 10" x 11' 10" (5.13m x 3.60m) At widest point
Kitchen/Diner	11' 7" x 10' 3" (3.53m x 3.12m) At widest point
Bedroom 1	13' 0" x 9' 8" (3.96m x 2.94m) At widest point
Bedroom 2	10' 1" x 10' 1" (3.07m x 3.07m)
Bedroom 3	9' 7" x 6' 11" (2.92m x 2.11m) At widest point
Bathroom	6' 5" x 5' 6" (1.95m x 1.68m)
Rear Lean-To with WC	Useful storage area with access to WC and garden.
Rear Garden	Large rear garden offering excellent potential and space for landscaping or extension (subject to consent).



GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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 £40 + VAT (£48) **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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