



GIBBINS RICHARDS 
Making home moves happen

26 Mills Drive, Wellington, TA21 9ED
£195,000

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Offered to the market a modern three-bedroom semi detached property with NO ONWARD CHAIN.. Ideally suited for first-time buyers looking to step onto the property ladder. This home is part of a Section 106 Discounted Scheme, offering the opportunity to purchase at 25% below market value, making it more affordable for eligible buyers. Please call us for further information.

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

Nestled on the ever-popular Cades Farm Development on the outskirts of Wellington, this beautifully presented home offers the perfect balance of modern living and convenience. The property is within easy walking distance of Wellington Town Centre and only a short drive from the M5 motorway, providing excellent transport links to Taunton, Exeter and Bristol. This makes it an ideal choice for commuters and families alike. The ground floor features a welcoming living room with ample space for relaxation and entertaining, alongside a stylish and contemporary kitchen and dining area that is perfect for family meals or hosting guests. A convenient downstairs cloakroom completes the ground floor accommodation. Upstairs, the property offers two spacious double bedrooms, a third single bedroom and a modern family bathroom, providing flexible living space suitable for couples, young families or those who work from home. To the rear, a low-maintenance enclosed garden provides a private outdoor space ideal for relaxing or entertaining. A side gate offers access to two off-road parking spaces

SECTION 106 PROPERTY OFFERED TO THE MARKET FOR 75% OF MARKET VALUE

NO ONWARD CHAIN

EASY ACCESS TO WELLINGTON TOWN CENTRE AND THE LOCAL AMENITIES

MODERN 3 BEDROOM SEMI-DETACHED PROPERTY

ENCLOSED REAR GARDEN & PRIVATE DRIVEWAY PARKING

UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING

IDEAL FOR FIRST TIME BUYERS





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Living Room	12' 11" x 12' 2" (3.93m x 3.71m)
Kitchen/Diner	13' 9" x 11' 2" (4.19m x 3.40m)
Rear Lobby	7' 3" x 5' 2" (2.21m x 1.57m)
Cloakroom	5' 10" x 4' 3" (1.78m x 1.29m)
First Floor Landing	Airing Cupboard & Access to loft
Family Bathroom	6' 10" x 6' 3" (2.08m x 1.90m)
Bedroom 1	14' 3" x 8' 7" (4.34m x 2.61m)
Bedroom 2	12' 8" x 8' 8" (3.86m x 2.64m)
Bedroom 3	8' 0" x 6' 11" (2.44m x 2.11m)
Outside	There is a driveway to the side of the property with access to the garden and parking for 2 cars.



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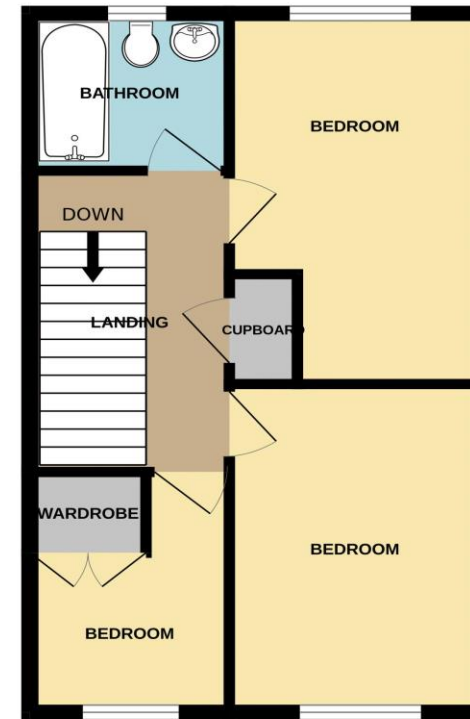


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GROUND FLOOR



1ST 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.
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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.

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