



GIBBINS RICHARDS  
Making home moves happen

67 Wellington Road, Taunton TA1 5LF

£225,000

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A three bedroomed semi-detached home, conveniently located close to a range of local amenities. The property has been extended on the ground floor and offers well-balanced accommodation comprising an entrance hall, downstairs bathroom, kitchen, sitting room, and dining room. On the first floor, there are three generously sized bedrooms. Outside, the property features off-road parking leading to a large garage and a predominantly south-facing rear garden.

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

Wellington Road is ideally situated within easy reach of Musgrove Park Hospital, Castle Secondary School, and Bridgwater & Taunton College. The town centre lies just under a mile away and offers a wide selection of shopping, dining, and leisure facilities, making this a convenient and desirable location. The property would benefit from some cosmetic improvement, offering an excellent opportunity for buyers to add their own personal touch.

SEMI-DETACHED HOME  
THREE BEDROOMS  
EXTENDED ON THE GROUND FLOOR  
DOWNSTAIRS BATHROOM  
OFF ROAD PARKING  
LARGE GARAGE  
CLOSE TO A RANGE OF AMENITIES  
WALKING DISTANCE OF MUSGROVE PARK HOSPITAL  
CASTLE SCHOOL CATCHMENT  
WOULD BENEFIT FROM COSMETIC IMPROVEMENT



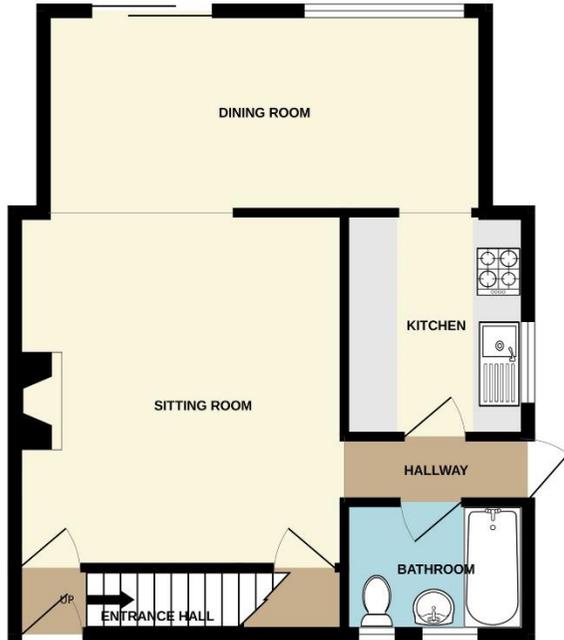


Entrance Hall	9' 3" x 2' 11" (2.81m x 0.88m)
Sitting Room	14' 6" x 13' 7" (4.41m x 4.13m)
Dining Room	18' 2" x 8' 3" (5.54m x 2.51m)
Kitchen	9' 1" x 7' 7" (2.78m x 2.30m)
Hallway	7' 7" x 2' 8" (2.30m x 0.81m)
Bathroom	7' 7" x 5' 5" (2.30m x 1.64m)
First Floor Landing	8' 10" x 8' 3" (2.69m x 2.52m)
Bedroom 1	14' 6" x 10' 2" (4.41m x 3.10m) Eaves storage.
Bedroom 2	10' 11" x 8' 11" (3.33m x 2.72m)
Bedroom 3	7' 7" x 8' 3" (2.30m x 2.52m)
Outside	Off-road parking leading to a large garage and a predominantly south-facing rear garden.



GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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.



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